## Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

## Property offered for sale

Address Including suburb and postcode

5 Roselillian Court, Warrandyte Vic 3113

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	\$1,600,000		&		\$1,700,000				
Aedian sale price									
Median price	\$1,247,500	Pro	operty Type	Hou	se		Suburb	Warrandyte	
Period - From	01/01/2025	to	31/03/2025	5	So	urce	REIV		

## Comparable property sales (\*Delete A or B below as applicable)

A\* These are the three properties sold within two kilometres of the property for sale in the last sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	3 Orchard Gr WARRANDYTE 3113	\$1,670,000	26/10/2024
2			
3			

#### OR

**B**<sup>\*</sup> The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

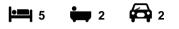
This Statement of Information was prepared on:

28/04/2025 16:09









Property Type: House (Res) Land Size: 3002 sqm approx Agent Comments Indicative Selling Price \$1,600,000 - \$1,700,000 Median House Price March quarter 2025: \$1,247,500

Agent Comments

# **Comparable Properties**



3 Orchard Gr WARRANDYTE 3113 (REI/VG)

Price: \$1,670,000 Method: Auction Sale Date: 26/10/2024 Property Type: House (Res) Land Size: 3579 sqm approx

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

#### Account - Barry Plant | P: 03 9842 8888





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