

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 Trevor Court, Warranwood Vic 3134

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,000,000 & \$1,100,000

Median sale price

Median price \$1,100,000 Property Type House Suburb Warranwood

Period - From 30/10/2020 to 29/10/2021 Source 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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	21 Little John Rd WARRANWOOD 3134	\$1,100,000	12/08/2021
2	1 Ashcombe Dr RINGWOOD 3134	\$1,056,000	31/07/2021
3	78 Jeffrey Dr RINGWOOD 3134	\$1,018,000	13/07/2021

OR

~~**B*** 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:

30/10/2021 17:49



 4  1  2

Rooms: 5
Property Type: House (Res)
Land Size: 1008 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,000,000 - \$1,100,000
Median House Price
 30/10/2020 - 29/10/2021: \$1,100,000

Comparable Properties



21 Little John Rd WARRANWOOD 3134 (REI/VG)

Agent Comments

 4  1  -

Price: \$1,100,000
Method: Private Sale
Date: 12/08/2021
Property Type: House
Land Size: 1105 sqm approx



1 Ashcombe Dr RINGWOOD 3134 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,056,000
Method: Auction Sale
Date: 31/07/2021
Property Type: House (Res)



78 Jeffrey Dr RINGWOOD 3134 (REI/VG)

Agent Comments

 3  1  1

Price: \$1,018,000
Method: Private Sale
Date: 13/07/2021
Property Type: House
Land Size: 738 sqm approx

Account - Philip Webb