

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 65 Wellington Park Drive, Warranwood Vic 3134

Indicative selling price

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

Range between \$1,050,000 & \$1,155,000

Median sale price

Median price \$1,280,000 Property Type House Suburb Warranwood

Period - From 01/04/2021 to 31/03/2022 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	26 Kelly Ct WARRANWOOD 3134	\$1,151,000	08/04/2022
2	31 Berkley Rd RINGWOOD 3134	\$1,102,000	18/12/2021
3	27 Wellington Park Dr WARRANWOOD 3134	\$1,051,000	26/01/2022

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: 03/05/2022 11:21



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Property Type: House
Land Size: 706 sqm approx
Agent Comments

Indicative Selling Price
\$1,050,000 - \$1,155,000
Median House Price
Year ending March 2022: \$1,280,000

Comparable Properties



26 Kelly Ct WARRANWOOD 3134 (REI)

Agent Comments

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Price: \$1,151,000
Method: Private Sale
Date: 08/04/2022
Property Type: House (Res)
Land Size: 755 sqm approx



31 Berkley Rd RINGWOOD 3134 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,102,000
Method: Auction Sale
Date: 18/12/2021
Property Type: House (Res)
Land Size: 649 sqm approx

27 Wellington Park Dr WARRANWOOD 3134 (VG)

Agent Comments

 2  -  -

Price: \$1,051,000
Method: Sale
Date: 26/01/2022
Property Type: House (Res)
Land Size: 969 sqm approx

Account - Philip Webb