

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 12 Kelly Court, Warranwood Vic 3134

Indicative selling price

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

Range between \$960,000 & \$1,045,000

Median sale price

Median price \$1,016,000 House X Unit Suburb Warranwood

Period - From 01/01/2018 to 31/12/2018 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	325 Old Warrandyte Rd RINGWOOD NORTH 3134	\$1,040,000	10/12/2018
2	1 Melba Way CROYDON HILLS 3136	\$970,000	18/10/2018
3	60-64 Kerry Rd WARRANWOOD 3134	\$960,000	13/02/2019

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.



Rooms: 10

Property Type: Land

Land Size: 946 sqm approx

Agent Comments

Comparable Properties



**325 Old Warrandyte Rd RINGWOOD NORTH
3134 (REI/VG)**

Agent Comments



Price: \$1,040,000

Method: Private Sale

Date: 10/12/2018

Rooms: 6

Property Type: House (Res)

Land Size: 1470 sqm approx



1 Melba Way CROYDON HILLS 3136 (REI/VG)

Agent Comments



Price: \$970,000

Method: Private Sale

Date: 18/10/2018

Rooms: 6

Property Type: House (Res)

Land Size: 646 sqm approx



60-64 Kerry Rd WARRANWOOD 3134 (REI)

Agent Comments



Price: \$960,000

Method: Private Sale

Date: 13/02/2019

Rooms: -

Property Type: House

Land Size: 2264 sqm approx