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 Highfield Avenue, Warranwood Vic 3134

Indicative selling price

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

Range between $1,200,000 & $1,300,000

Median sale price

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

Period - From 01/07/2022 to 30/06/2023 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	24 Crossman Dr CROYDON HILLS 3136	$1,266,000	21/03/2023
2	9 Triton Ct RINGWOOD 3134	$1,235,000	23/03/2023
3	33 Daniel Ct WARRANWOOD 3134	$1,227,500	11/05/2023

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: 26/07/2023 11:27

12 Highfield Avenue, Warranwood Vic 3134

Lachlan Williams
9722 9755
0414 582 556
lachlan@hoskins.com.au



4 2 2

Rooms: 7
Property Type: House
Land Size: 649 sqm approx

Agent Comments

Indicative Selling Price
$1,200,000 - $1,300,000
Median House Price
Year ending June 2023: $1,280,000

Comparable Properties



24 Crossman Dr CROYDON HILLS 3136 (REI/VG)

4 2 2

Price: $1,266,000
Method: Sold Before Auction
Date: 21/03/2023
Property Type: House (Res)
Land Size: 786 sqm approx

Agent Comments



9 Triton Ct RINGWOOD 3134 (REI/VG)

4 2 2

Price: $1,235,000
Method: Private Sale
Date: 23/03/2023
Property Type: House (Res)
Land Size: 835 sqm approx

Agent Comments



33 Daniel Ct WARRANWOOD 3134 (REI/VG)

4 2 2

Price: $1,227,500
Method: Sold Before Auction
Date: 11/05/2023
Property Type: House (Res)
Land Size: 700 sqm approx

Agent Comments

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