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	11 Galtymore Close, Warranwood Vic 3134

Indicative selling price

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

Range between $1,400,000 & $1,500,000

Median sale price

Median price $1,329,000 Property Type House Suburb Warranwood

Period - From 20/06/2021 to 19/06/2022 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	66 Eden Valley Rd WARRANWOOD 3134	$1,525,100	01/04/2022
2	58 Melview Dr RINGWOOD NORTH 3134	$1,480,000	06/04/2022
3			

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: 20/06/2022 13:47

11 Galtymore Close, Warranwood Vic 3134



4 2 2

Rooms: 7
Property Type: House
Land Size: 1290 sqm approx

Agent Comments

Indicative Selling Price
$1,400,000 - $1,500,000
Median House Price
20/06/2021 - 19/06/2022: $1,329,000

Comparable Properties



66 Eden Valley Rd WARRANWOOD 3134 (REI)

4 2 2

Agent Comments

Price: $1,525,100
Method: Private Sale
Date: 01/04/2022
Property Type: House (Res)
Land Size: 1289 sqm approx



58 Melview Dr RINGWOOD NORTH 3134 (REI)

5 2 3

Agent Comments

Price: $1,480,000
Method: Private Sale
Date: 06/04/2022
Property Type: House
Land Size: 799 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 - Hoskins | P: 98747677, 9722 9755

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