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	18 Wellington Park Drive, Warranwood Vic 3134

Indicative selling price

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

Range between $1,300,000 & $1,400,000

Median sale price

Median price $1,550,000 Property Type House Suburb Warranwood

Period - From 01/01/2022 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	8 Nalinga Ct WARRANWOOD 3134	$1,525,000	18/02/2022
2	2/17 Brysons Rd WARRANWOOD 3134	$1,385,000	11/12/2021
3	19 Tanbridge Way WARRANWOOD 3134	$1,352,000	03/12/2021

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: 04/05/2022 10:40

18 Wellington Park Drive, Warranwood Vic 3134



5 -

Property Type: House (Res)
Land Size: 776.937 sqm approx

Agent Comments

Indicative Selling Price
$1,300,000 - $1,400,000
Median House Price
March quarter 2022: $1,550,000

Comparable Properties



8 Nalinga Ct WARRANWOOD 3134 (VG)

5 - -

Price: $1,525,000
Method: Sale
Date: 18/02/2022
Property Type: House (Res)
Land Size: 1044 sqm approx

Agent Comments



2/17 Brysons Rd WARRANWOOD 3134 (REI/VG)

5 2 4

Price: $1,385,000
Method: Private Sale
Date: 11/12/2021
Property Type: House (Res)
Land Size: 1259 sqm approx

Agent Comments



19 Tanbridge Way WARRANWOOD 3134 (REI/VG)

5 2 2

Price: $1,352,000
Method: Sold Before Auction
Date: 03/12/2021
Property Type: House (Res)
Land Size: 910 sqm approx

Agent Comments

Account - Hoskins | P: 98747677, 9722 9755

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