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	58 Little John Road, Warranwood Vic 3134

Indicative selling price

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

Range between $1,250,000 & $1,350,000

Median sale price

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

Period - From 06/04/2021 to 05/04/2022 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	14 Langli Av WARRANWOOD 3134	$1,362,500	11/11/2021
2	3 Bemboka Rd WARRANWOOD 3134	$1,360,000	24/12/2021
3	20 Bridget Ct WARRANWOOD 3134	$1,323,000	10/02/2022

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: 06/04/2022 09:44

58 Little John Road, Warranwood Vic 3134



4 3 3

Property Type: House
Land Size: 660 sqm approx

Agent Comments

Indicative Selling Price
$1,250,000 - $1,350,000
Median House Price
06/04/2021 - 05/04/2022: $1,280,000

Comparable Properties



14 Langli Av WARRANWOOD 3134 (REI/VG)

4 2 3

Price: $1,362,500
Method: Private Sale
Date: 11/11/2021
Property Type: House (Res)
Land Size: 918 sqm approx

Agent Comments



3 Bemboka Rd WARRANWOOD 3134 (REI/VG)

4 2 3

Price: $1,360,000
Method: Private Sale
Date: 24/12/2021
Property Type: House
Land Size: 650 sqm approx

Agent Comments



20 Bridget Ct WARRANWOOD 3134 (REI)

4 2 2

Price: $1,323,000
Method: Private Sale
Date: 10/02/2022
Property Type: House
Land Size: 737 sqm approx

Agent Comments

Account - Hoskins | P: 98747677, 9722 9755

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