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 Daniel Court, Warranwood Vic 3134

Indicative selling price

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

Range between $1,020,000 & $1,120,000

Median sale price

Median price $1,313,400 Property Type House Suburb Warranwood

Period - From 10/06/2021 to 09/06/2022 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	48 Bemboka Rd CROYDON HILLS 3136	$1,170,000	01/04/2022
2	8 Heape Way RINGWOOD NORTH 3134	$1,160,000	16/05/2022
3	26 Kelly Ct WARRANWOOD 3134	$1,151,000	08/04/2022

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: 10/06/2022 14:53

12 Daniel Court, Warranwood Vic 3134



4 2 2

Property Type: House
Land Size: 658 sqm approx

Agent Comments

Indicative Selling Price
$1,020,000 - $1,120,000
Median House Price
10/06/2021 - 09/06/2022: $1,313,400

Comparable Properties



48 Bemboka Rd CROYDON HILLS 3136 (REI)

4 2 2

Price: $1,170,000
Method: Private Sale
Date: 01/04/2022
Property Type: House (Res)
Land Size: 706 sqm approx

Agent Comments



8 Heape Way RINGWOOD NORTH 3134 (REI)

4 2 2

Price: $1,160,000
Method: Private Sale
Date: 16/05/2022
Property Type: House
Land Size: 667 sqm approx

Agent Comments



26 Kelly Ct WARRANWOOD 3134 (REI/VG)

4 2 2

Price: $1,151,000
Method: Private Sale
Date: 08/04/2022
Property Type: House (Res)
Land Size: 755 sqm approx

Agent Comments

Account - Hoskins | P: 98747677, 9722 9755

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