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	33 Landau Drive, Warranwood Vic 3134

Indicative selling price

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

Range between $920,000 & $1,000,000

Median sale price

Median price $1,145,000 Property Type House Suburb Warranwood

Period - From 21/01/2021 to 20/01/2022 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	3 Trevor Ct WARRANWOOD 3134	$1,100,000	22/12/2021
2	49 Highfield Av WARRANWOOD 3134	$970,000	04/01/2022
3	26 Sorrel Cr WARRANWOOD 3134	$952,000	27/07/2021

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: 21/01/2022 15:49

33 Landau Drive, Warranwood Vic 3134

Stuart McAlpine
9722 9755
0434 236 499
stuart@hoskins.com.au



3 2 0

Rooms: 7
Property Type: House
Land Size: 1047 sqm approx

Agent Comments

Indicative Selling Price
$920,000 - $1,000,000
Median House Price
21/01/2021 - 20/01/2022: $1,145,000

Comparable Properties



3 Trevor Ct WARRANWOOD 3134 (REI)

3 3 2

Price: $1,100,000
Method: Private Sale
Date: 22/12/2021
Rooms: 6
Property Type: House (Res)
Land Size: 930 sqm approx

Agent Comments



49 Highfield Av WARRANWOOD 3134 (REI)

3 2 2

Price: $970,000
Method: Private Sale
Date: 04/01/2022
Property Type: House
Land Size: 787 sqm approx

Agent Comments



26 Sorrel Cr WARRANWOOD 3134 (REI/VG)

3 2 1

Price: $952,000
Method: Private Sale
Date: 27/07/2021
Property Type: House
Land Size: 677 sqm approx

Agent Comments

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