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<br>Including suburb and postcode | 26 Kelly Court, Warranwood Vic 3134 |

## Indicative selling price

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

Range between $1,060,000 & $1,150,000

## Median sale price

Median price $1,362,500 Property Type House Suburb Warranwood

Period - From 01/10/2021 to 31/12/2021 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 Wandarra Way WARRANWOOD 3134 | $1,150,000 | 16/11/2021 |
| 2 | 2 Thomas Lawford Pl CROYDON HILLS 3136 | $1,120,000 | 10/12/2021 |
| 3 | 1 Tanbridge Way WARRANWOOD 3134 | $1,100,000 | 19/10/2021 |

**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: 28/02/2022 10:06

# 26 Kelly Court, Warranwood Vic 3134

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




4 2 2

**Rooms:** 6
**Property Type:** House (Res)
**Land Size:** 755 sqm approx

Agent Comments

**Indicative Selling Price**
$1,060,000 - $1,150,000
**Median House Price**
December quarter 2021: $1,362,500

## Comparable Properties



**8 Wandarra Way WARRANWOOD 3134 (REI)**

4 2 2

**Price:** $1,150,000
**Method:** Private Sale
**Date:** 16/11/2021
**Property Type:** House
**Land Size:** 745 sqm approx

Agent Comments



**2 Thomas Lawford Pl CROYDON HILLS 3136 (REI)**

4 2 2

**Price:** $1,120,000
**Method:** Sold Before Auction
**Date:** 10/12/2021
**Rooms:** 6
**Property Type:** House (Res)
**Land Size:** 807 sqm approx

Agent Comments

**1 Tanbridge Way WARRANWOOD 3134 (VG)**

4 - -

**Price:** $1,100,000
**Method:** Sale
**Date:** 19/10/2021
**Property Type:** House (Res)
**Land Size:** 764 sqm approx

Agent Comments

**Account** - Hoskins | P: 98747677, 9722 9755

REIV THE DIFFERENCE | propertydata.com.au

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