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	13 Aspen Court, Warranwood Vic 3134

Indicative selling price

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

Range between $710,000 & $780,000

Median sale price

Median price $1,345,000 Property Type House Suburb Warranwood

Period - From 01/07/2021 to 30/06/2022 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	8 Charles Ct WARRANWOOD 3134	$820,000	01/06/2022
2	17 Baddeley Cirt CROYDON 3136	$805,000	12/05/2022
3	6 Aspen Ct WARRANWOOD 3134	$745,000	09/05/2022

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: 23/08/2022 09:49

13 Aspen Court, Warranwood Vic 3134



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Property Type: Land
Land Size: 818 sqm approx

Agent Comments

Indicative Selling Price
$710,000 - $780,000
Median House Price
Year ending June 2022: $1,345,000

Comparable Properties



8 Charles Ct WARRANWOOD 3134 (REI)

- - -

Price: $820,000
Method: Private Sale
Date: 01/06/2022
Property Type: Land
Land Size: 1047 sqm approx

Agent Comments



17 Baddeley Cirt CROYDON 3136 (REI/VG)

- - -

Price: $805,000
Method: Private Sale
Date: 12/05/2022
Property Type: Land
Land Size: 544 sqm approx

Agent Comments



6 Aspen Ct WARRANWOOD 3134 (VG)

- - -

Price: $745,000
Method: Sale
Date: 09/05/2022
Property Type: Land
Land Size: 778 sqm approx

Agent Comments

Account - Hoskins | P: 98747677, 9722 9755

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