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	5 Green Ridge, Warrandyte South Vic 3134

Indicative selling price

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

Range between $2,200,000 & $2,400,000

Median sale price

Median price $2,277,500 Property Type House Suburb Warrandyte South

Period - From 01/07/2023 to 30/06/2024 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	661 Ringwood Warrandyte Rd RINGWOOD NORTH 3134	$2,575,000	17/04/2024
2	121-123 Arundel Rd PARK ORCHARDS 3114	$2,610,000	13/05/2024
3			

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: 09/09/2024 10:37

5 Green Ridge, Warrandyte South Vic 3134

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5 -

Property Type: House (Previously Occupied - Detached)
Land Size: 4051 sqm approx

Agent Comments

Indicative Selling Price
$2,200,000 - $2,400,000
Median House Price
Year ending June 2024: $2,277,500

Comparable Properties



661 Ringwood Warrandyte Rd RINGWOOD NORTH 3134 (REI)

4 4 3

Price: $2,575,000
Method: Sold Before Auction
Date: 17/04/2024
Property Type: House (Res)
Land Size: 4916 sqm approx

Agent Comments



121-123 Arundel Rd PARK ORCHARDS 3114 (REI)

5 2 2

Price: $2,610,000
Method: Expression of Interest
Date: 13/05/2024
Property Type: House (Res)
Land Size: 2552 sqm approx

Agent Comments

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.

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