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	2 Silflay Court, Warranwood Vic 3134

Indicative selling price

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

Single price $1,349,000

Median sale price

Median price $1,380,000 Property Type House Suburb Warranwood

Period - From 01/10/2023 to 30/09/2024 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	6 Delatite Ct WARRANWOOD 3134	$1,280,000	14/09/2024
2	30 Highfield Av WARRANWOOD 3134	$1,250,000	08/07/2024
3	15 Braden Brae Dr WARRANWOOD 3134	$1,350,000	20/05/2024

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: 07/11/2024 10:43

2 Silflay Court, Warranwood Vic 3134

Erin Lockyer
9870 6211
0439 004 696
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5 3 2

Property Type: House
Land Size: 746 sqm approx

Agent Comments

Indicative Selling Price
$1,349,000
Median House Price
Year ending September 2024: $1,380,000

Comparable Properties



6 Delatite Ct WARRANWOOD 3134 (REI)

5 2 4

Price: $1,280,000
Method: Private Sale
Date: 14/09/2024
Property Type: House
Land Size: 1000 sqm approx

Agent Comments



30 Highfield Av WARRANWOOD 3134 (REI/VG)

5 2 1

Price: $1,250,000
Method: Private Sale
Date: 08/07/2024
Property Type: House (Res)
Land Size: 706 sqm approx

Agent Comments



15 Braden Brae Dr WARRANWOOD 3134 (REI/VG)

4 2 2

Price: $1,350,000
Method: Private Sale
Date: 20/05/2024
Property Type: House
Land Size: 852 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9870 6211

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