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	7 Avonsleigh Close, Warranwood Vic 3134

Indicative selling price

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

Range between $1,200,000 & $1,275,000

Median sale price

Median price $1,142,000 Property Type House Suburb Warranwood

Period - From 01/04/2021 to 30/06/2021 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	30 Wellington Park Dr WARRANWOOD 3134	$1,300,000	30/04/2021
2	89 Campaspe Dr CROYDON HILLS 3136	$1,250,888	07/07/2021
3	23 Kelly Ct WARRANWOOD 3134	$1,240,000	01/04/2021

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: 16/09/2021 11:22

7 Avonsleigh Close, Warranwood Vic 3134

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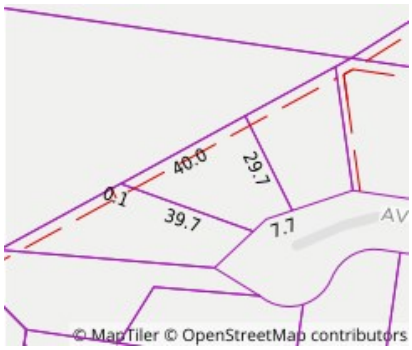

4 2 2

Rooms: 6
Property Type: House (Res)
Land Size: 769 sqm approx

Agent Comments

Indicative Selling Price
$1,200,000 - $1,275,000
Median House Price
June quarter 2021: $1,142,000

Comparable Properties



30 Wellington Park Dr WARRANWOOD 3134 (REI/VG)

4 2 2

Price: $1,300,000
Method: Private Sale
Date: 30/04/2021
Property Type: House
Land Size: 1017 sqm approx

Agent Comments



89 Campaspe Dr CROYDON HILLS 3136 (REI)

4 2 2

Price: $1,250,888
Method: Private Sale
Date: 07/07/2021
Property Type: House (Res)
Land Size: 656 sqm approx

Agent Comments



23 Kelly Ct WARRANWOOD 3134 (REI/VG)

4 2 2

Price: $1,240,000
Method: Private Sale
Date: 01/04/2021
Property Type: House
Land Size: 648 sqm approx

Agent Comments

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