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

15 Landau Drive, Warranwood Vic 3134

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ing		
Range betwee	\$1,100,000		&		\$1,200,000			
Median sale p	rice							
Median price	\$1,111,250	Pro	operty Type	Hou	se		Suburb	Warranwood
Period - From	01/10/2020	to	30/09/2021		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	16 Wandarra Way WARRANWOOD 3134	\$1,145,000	01/07/2021
2	21 Little John Rd WARRANWOOD 3134	\$1,100,000	12/08/2021
3	24 Old Warrandyte Rd RINGWOOD NORTH 3134	\$1,100,000	06/08/2021

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:

20/10/2021 08:19





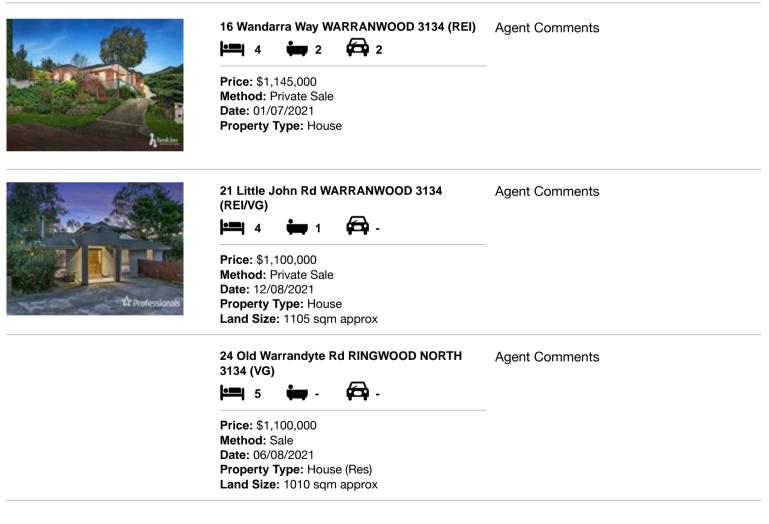






Property Type: House (Res) **Land Size:** 1160 sqm approx Agent Comments Indicative Selling Price \$1,100,000 - \$1,200,000 Median House Price Year ending September 2021: \$1,111,250

Comparable Properties



Account - Philip Webb



Propertydata

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