

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 consumer.vic.gov.au/underquoting

Range between \$1,100,000

&

\$1,200,000

Median sale price

Median price \$1,111,250

Property Type House

Suburb Warranwood

Period - From 01/10/2020

to

30/09/2021

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.

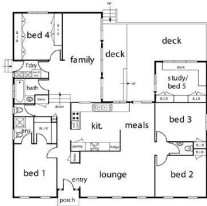
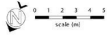
	Address of comparable property	Price	Date of sale
1	16 Wandarra Way WARRANWOOD 3134	\$1,145,000	01/07/2021
2	21 Little John Rd WARRANWOOD 3134	\$1,100,000	12/08/2021
3	24 Old Warrandyte Rd RINGWOOD NORTH 3134	\$1,100,000	06/08/2021

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



16 Wandarra Way WARRANWOOD 3134 (REI) **Agent Comments**



Price: \$1,145,000
Method: Private Sale
Date: 01/07/2021
Property Type: House



21 Little John Rd WARRANWOOD 3134 (REI/VG) **Agent Comments**



Price: \$1,100,000
Method: Private Sale
Date: 12/08/2021
Property Type: House
Land Size: 1105 sqm approx

24 Old Warrandyte Rd RINGWOOD NORTH 3134 (VG) **Agent Comments**



Price: \$1,100,000
Method: Sale
Date: 06/08/2021
Property Type: House (Res)
Land Size: 1010 sqm approx

Account - Philip Webb