



**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 2364 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$700,000 - \$770,000  
**Median House Price**  
26/01/2020 - 25/01/2021: \$1,135,000

## Comparable Properties

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.

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 341 Ringwood Warrandyte Road, Warrandyte Vic 3113

Indicative selling price

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

Range between \$700,000 & \$770,000

Median sale price

Median price \$1,135,000 Property Type House Suburb Warrandyte  
Period - From 26/01/2020 to 25/01/2021 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		
2		
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: 26/01/2021 15:04