

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 21 Highfield Avenue, Warranwood, VIC 3134

Indicative selling price

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

Price Range

\$850,000

&

\$935,000

Median sale price

Median price

\$935,000

Property Type

House

Suburb

Warranwood (3134)

Period - From

01/12/2018

to

30/11/2019

Source

RP Data

Comparable property sales

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
65 LANDAU AVENUE, WARRANWOOD VIC 3134	\$846,000	15/10/2019
10 HILL COURT, WARRANWOOD VIC 3134	\$855,000	26/10/2019
12 WELLINGTON PARK DRIVE, WARRANWOOD VIC 3134	\$942,000	15/08/2019

This Statement of Information was prepared on: 17/02/2020