

## 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

11 TREVOR COURT WARRANWOOD VIC 3134

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,250,000

&

\$1,350,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,350,000

Property type

House

Suburb

Warranwood

Period-from

01 Oct 2023

to

30 Sep 2024

Source

Corelogic

### 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 6 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

13 RIPLEY COURT RINGWOOD VIC 3134	\$1,330,000	06-Jul-24
11 LYRIC COURT WARRANWOOD VIC 3134	\$1,275,000	23-Jul-24

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 6 months.

This Statement of Information was prepared on: 21 October 2024



**13 RIPLEY COURT RINGWOOD VIC 3134**

Sold Price

<sup>RS</sup> **\$1,330,000**

Sold Date

**06-Jul-24**

 4  2  2

Distance

**1.31km**



**11 LYRIC COURT WARRANWOOD VIC 3134**

Sold Price

**\$1,275,000**

Sold Date

**23-Jul-24**

 4  2  2

Distance

**0.38km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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