

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 9 Landau Drive, Warranwood Vic 3134

Indicative selling price

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

Range between \$1,350,000 & \$1,450,000

Median sale price

Median price \$1,380,000 Property Type House Suburb Warranwood

Period - From 01/10/2023 to 30/09/2024 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	17 Federico Ct RINGWOOD 3134	\$1,390,000	02/11/2024
2	21 Bentley Ct WARRANWOOD 3134	\$1,490,000	08/08/2024
3	42 Braden Brae Dr WARRANWOOD 3134	\$1,400,500	02/07/2024

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: 04/11/2024 11:57



 4  2  3

Property Type: House (Res)
Land Size: 1728 sqm approx
Agent Comments

Indicative Selling Price
\$1,350,000 - \$1,450,000
Median House Price
Year ending September 2024: \$1,380,000

Comparable Properties



17 Federico Ct RINGWOOD 3134 (REI)

Agent Comments

 4  3  2

Price: \$1,390,000
Method: Auction Sale
Date: 02/11/2024
Property Type: House (Res)
Land Size: 861 sqm approx



21 Bentley Ct WARRANWOOD 3134 (REI)

Agent Comments

 5  2  3

Price: \$1,490,000
Method: Private Sale
Date: 08/08/2024
Property Type: House (Res)
Land Size: 960 sqm approx



42 Braden Brae Dr WARRANWOOD 3134 (REI)

Agent Comments

 5  3  2

Price: \$1,400,500
Method: Expression of Interest
Date: 02/07/2024
Property Type: House (Res)
Land Size: 966 sqm approx

Account - Hoskins | P: 03 9722 9755