

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address 20 Mulsanne Way, Warranwood VIC 3134

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$\* or range between \$900,000 & \$990,000

### Median sale price

Median price \$990,000 \*House  \*Unit  Suburb Warranwood

Period - From 1/04/2018 to 30/06/2018 Source REIV

### Comparable property sales

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 Mulsanne Way, Warranwood	\$1,000,000	30/05/2018
7 Sally Court, Warranwood	\$915,000	16/04/2018
21 Bentley Court, Warranwood	\$930,000	24/04/2018

### OR

~~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.~~