

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

107 Bradleys Lane, North Warrandyte Vic 3113
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Indicative selling price

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

Range between

\$1,650,000

 &

\$1,750,000

Median sale price

Median price

\$1,280,000

 Property Type

House

 Suburb

North Warrandyte

Period - From

01/10/2022

 to

30/09/2023

 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	19 Somers Rd NORTH WARRANDYTE 3113	\$1,730,000	09/09/2023
2	20 Hodson Rd WARRANDYTE 3113	\$1,700,000	06/10/2023
3	116 Brackenbury St WARRANDYTE 3113	\$1,700,000	05/10/2023

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:

09/01/2024 16:42



Rooms: 6
Property Type: House
Land Size: 4861 sqm approx
Agent Comments

Indicative Selling Price

\$1,650,000 - \$1,750,000

Median House Price

Year ending September 2023: \$1,280,000

Comparable Properties



19 Somers Rd NORTH WARRANDYTE 3113 (REI)

Agent Comments



Price: \$1,730,000
Method: Private Sale
Date: 09/09/2023
Property Type: House
Land Size: 2542 sqm approx



20 Hodson Rd WARRANDYTE 3113 (REI/VG)

Agent Comments



Price: \$1,700,000
Method: Sold Before Auction
Date: 06/10/2023
Property Type: House (Res)
Land Size: 976 sqm approx



116 Brackenbury St WARRANDYTE 3113 (REI)

Agent Comments



Price: \$1,700,000
Method: Private Sale
Date: 05/10/2023
Property Type: House
Land Size: 1278 sqm approx