

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

12 Valley Way, Warrandyte Vic 3113

Indicative selling price

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

Range between \$1,180,000 & \$1,280,000

Median sale price

Median price \$1,400,000 Property Type House Suburb Warrandyte

Period - From 01/01/2023 to 31/12/2023 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 | 5 Anderson St WARRANDYTE 3113 | \$1,280,000 | 30/10/2023 |
| 2 | 106 Brackenbury St WARRANDYTE 3113 | \$1,215,000 | 15/03/2024 |
| 3 | 9 Yarra St WARRANDYTE 3113 | \$1,180,000 | 05/11/2023 |

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:

11/04/2024 15:27



 5  3  2

Property Type: House

Land Size: 1321 sqm approx

Agent Comments

Indicative Selling Price

\$1,180,000 - \$1,280,000

Median House Price

Year ending December 2023: \$1,400,000

Comparable Properties



5 Anderson St WARRANDYTE 3113 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,280,000

Method: Private Sale

Date: 30/10/2023

Property Type: House

Land Size: 1011 sqm approx



106 Brackenbury St WARRANDYTE 3113 (REI)

Agent Comments

 4  2  2

Price: \$1,215,000

Method: Private Sale

Date: 15/03/2024

Property Type: House

Land Size: 837 sqm approx



9 Yarra St WARRANDYTE 3113 (REI/VG)

Agent Comments

 5  2  2

Price: \$1,180,000

Method: Private Sale

Date: 05/11/2023

Property Type: House

Land Size: 1205 sqm approx