## 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

15-17 Eden Valley Road, Warranwood Vic 3134

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	\$1,150,000		&		\$1,250,000				
Median sale p	rice								
Median price	\$1,228,750	Pro	operty Type	Hous	se		Suburb	Warranwood	
Period - From	01/04/2023	to	30/06/2023		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	19 Galtymore CI WARRANWOOD 3134	\$1,288,000	12/04/2023
2	7 Alexander Ct WARRANWOOD 3134	\$1,162,000	22/04/2023
3	7 Chivers Ct WARRANWOOD 3134	\$1,125,000	26/05/2023

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:

21/09/2023 09:53









**Property Type:** House **Land Size:** 1676 sqm approx Agent Comments Indicative Selling Price \$1,150,000 - \$1,250,000 Median House Price June quarter 2023: \$1,228,750

# **Comparable Properties**





19 Galtymore CI WARRANWOOD 3134 (REI/VG)



Price: \$1,288,000 Method: Private Sale Date: 12/04/2023 Property Type: House Land Size: 1413 sqm approx Agent Comments

Agent Comments

7 Alexander Ct WARRANWOOD 3134 (REI/VG) Agent Comments



Price: \$1,162,000 Method: Private Sale Date: 22/04/2023 Property Type: House (Res) Land Size: 1012 sqm approx



7 Chivers Ct WARRANWOOD 3134 (REI/VG)



Price: \$1,125,000 Method: Private Sale Date: 26/05/2023 Property Type: House Land Size: 1162 sqm approx

#### Account - Barry Plant | P: (03) 9431 1243



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