

# 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 Braden Brae Drive, Warranwood Vic 3134

### Indicative selling price

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

Range between \$1,250,000 & \$1,350,000

### Median sale price

Median price \$1,325,000 Property Type House Suburb Warranwood

Period - From 01/01/2024 to 31/03/2024 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	34 Braden Brae Dr WARRANWOOD 3134	\$1,420,000	05/02/2024
2	14 Wandarra Way WARRANWOOD 3134	\$1,325,000	21/03/2024
3	85 Little John Rd WARRANWOOD 3134	\$1,256,000	06/02/2024

**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: 15/04/2024 16:19

15 Braden Brae Drive, Warranwood Vic 3134

**Jellis  
Craig**

Daniel Broadbent

9870 6211

0424 155 476

danielbroadbent@jellisrcraig.com.au



 4  2  2

**Property Type:** House

**Land Size:** 852 sqm approx

**Agent Comments**

**Indicative Selling Price**

\$1,250,000 - \$1,350,000

**Median House Price**

March quarter 2024: \$1,325,000

## Comparable Properties



**34 Braden Brae Dr WARRANWOOD 3134 (REI)** **Agent Comments**

 4  2  2

**Price:** \$1,420,000

**Method:** Private Sale

**Date:** 05/02/2024

**Property Type:** House (Res)

**Land Size:** 900 sqm approx



**14 Wandarra Way WARRANWOOD 3134 (REI)** **Agent Comments**

 4  2  2

**Price:** \$1,325,000

**Method:** Private Sale

**Date:** 21/03/2024

**Property Type:** House (Res)

**Land Size:** 533 sqm approx



**85 Little John Rd WARRANWOOD 3134 (REI/VG)** **Agent Comments**

 4  2  2

**Price:** \$1,256,000

**Method:** Private Sale

**Date:** 06/02/2024

**Property Type:** House (Res)

**Land Size:** 747 sqm approx

**Account - Jellis Craig | P: 03 9870 6211**



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.