

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

2 Wendy Close, Warranwood Vic 3134

Indicative selling price

For the meaning of this price see 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	48 Brysons Rd WARRANWOOD 3134	\$1,380,000	08/04/2024
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:

18/04/2024 12:13



3 -

Property Type: House (Previously Occupied - Detached)
Land Size: 922 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$1,250,000 - \$1,350,000
Median House Price
March quarter 2024: \$1,325,000

Comparable Properties



48 Brysons Rd WARRANWOOD 3134 (REI)

[Agent Comments](#)

4 2 2

Price: \$1,380,000
Method: Private Sale
Date: 08/04/2024
Property Type: House
Land Size: 1152 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

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