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

28 Braden Brae Drive, Warranwood Vic 3134

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$1,150,000		&		\$1,265,000			
Median sale p	rice							
Median price	\$1,361,000	Pro	Property Type Hou		se		Suburb	Warranwood
Period - From	01/07/2023	to	30/09/2023		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 sixmonths 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	22 Kelly Ct WARRANWOOD 3134	\$1,380,000	13/08/2023
2			
3			

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:

23/10/2023 14:29





Joseph Corsi





Property Type: House Land Size: 1128 sqm approx Agent Comments 9870 6211 0418 149 290 josephcorsi@jelliscraig.com.au

Indicative Selling Price \$1,150,000 - \$1,265,000 Median House Price September quarter 2023: \$1,361,000

Comparable Properties



22 Kelly Ct WARRANWOOD 3134 (REI/VG)



Price: \$1,380,000 Method: Private Sale Date: 13/08/2023 Property Type: House (Res) Land Size: 650 sqm approx Agent Comments

two kilometres of the property for sale in the last six months.

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within

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propertydata



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