

# 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 Valley Way, Warrandyte Vic 3113

### Indicative selling price

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

Range between \$1,550,000

&

\$1,650,000

### Median sale price

Median price \$1,480,000

Property Type House

Suburb Warrandyte

Period - From 23/05/2023

to 22/05/2024

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	21 Manna Gum Rise WARRANDYTE 3113	\$1,750,000	12/04/2024
2	393 Heidelberg Warrandyte Rd WARRANDYTE 3113	\$1,520,000	11/05/2024
3	9 Lynette Av WARRANDYTE 3113	\$1,486,000	04/05/2024

**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:

23/05/2024 15:53



 5    2    2

**Property Type:** House (Res)  
**Land Size:** 1000 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,550,000 - \$1,650,000  
**Median House Price**  
 23/05/2023 - 22/05/2024: \$1,480,000

## Comparable Properties



**21 Manna Gum Rise WARRANDYTE 3113 (REI)** Agent Comments

 4    3    4

**Price:** \$1,750,000  
**Method:** Private Sale  
**Date:** 12/04/2024  
**Property Type:** House



**393 Heidelberg Warrandyte Rd WARRANDYTE 3113 (VG)** Agent Comments

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**Price:** \$1,520,000  
**Method:** Sale  
**Date:** 11/05/2024  
**Property Type:** House (Res)  
**Land Size:** 1590 sqm approx



**9 Lynette Av WARRANDYTE 3113 (REI)** Agent Comments

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**Price:** \$1,486,000  
**Method:** Private Sale  
**Date:** 04/05/2024  
**Property Type:** House  
**Land Size:** 1565 sqm approx

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