

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

3 Delaneys Road, Warranwood Vic 3134

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$2,750,000 & \$3,000,000

Median sale price

Median price \$1,280,000 Property Type House Suburb Warranwood

Period - From 01/07/2022 to 30/06/2023 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	309 Old Warrandyte Rd RINGWOOD NORTH 3134	\$2,700,500	19/06/2023
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: 10/08/2023 16:15



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Property Type: House (Res)
Land Size: 4002 sqm approx
Agent Comments

Indicative Selling Price
\$2,750,000 - \$3,000,000
Median House Price
Year ending June 2023: \$1,280,000

Comparable Properties



**309 Old Warrandyte Rd RINGWOOD NORTH
3134 (REI)**

Agent Comments

 4  2  9

Price: \$2,700,500
Method: Private Sale
Date: 19/06/2023
Property Type: House (Res)
Land Size: 4513 sqm approx

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.

Account - Barry Plant | P: 03 9842 8888