

# 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 34 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 \$1,275,000 & \$1,375,000

### Median sale price

Median price \$1,361,000 Property Type House Suburb Warranwood

Period - From 01/07/2023 to 30/09/2023 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	20 Berrywood Wlk WARRANWOOD 3134	\$1,400,000	19/09/2023
2	8 Drysdale Ct CROYDON HILLS 3136	\$1,390,000	19/10/2023
3	32 Narr Maen Dr CROYDON HILLS 3136	\$1,315,000	19/10/2023

**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: 12/12/2023 09:26



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**Property Type:** House  
**Land Size:** 879 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,275,000 - \$1,375,000  
**Median House Price**  
September quarter 2023: \$1,361,000

## Comparable Properties



**20 Berrywood Wk WARRANWOOD 3134 (REI)**   **Agent Comments**

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**Price:** \$1,400,000  
**Method:** Private Sale  
**Date:** 19/09/2023  
**Property Type:** House (Res)  
**Land Size:** 421 sqm approx



**8 Drysdale Ct CROYDON HILLS 3136 (REI)**   **Agent Comments**

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**Price:** \$1,390,000  
**Method:** Private Sale  
**Date:** 19/10/2023  
**Property Type:** House (Res)  
**Land Size:** 567 sqm approx



**32 Narr Maen Dr CROYDON HILLS 3136 (REI)**   **Agent Comments**

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**Price:** \$1,315,000  
**Method:** Auction Sale  
**Date:** 19/10/2023  
**Property Type:** House (Res)  
**Land Size:** 874 sqm approx

**Account - Hoskins** | P: 98747677, 9722 9755