Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 37 Warana Way, Mount Eliza Vic 3930

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	/underquot	ting		
Range betwee	\$1,100,000		&		\$1,200,000			
Median sale p	rice							
Median price	\$1,700,000	Pro	operty Type	Hou	se		Suburb	Mount Eliza
Period - From	01/10/2022	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	7 Warana Way MOUNT ELIZA 3930	\$1,100,000	08/11/2023
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:

18/12/2023 11:51







Property Type: House (Previously Occupied - Detached) Land Size: 794 sqm approx Agent Comments Indicative Selling Price \$1,100,000 - \$1,200,000 Median House Price Year ending September 2023: \$1,700,000

Comparable Properties

7 Warana Way MOUNT ELIZA 3930 (REI)



Price: \$1,100,000 Method: Private Sale Date: 08/11/2023 Property Type: House (Res) Agent Comments

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 - Marshall White | P: 03 9822 9999





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