

# 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 42 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 \$1,300,000 & \$1,430,000

### Median sale price

Median price \$1,325,000 Property Type House Suburb Warranwood

Period - From 01/01/2024 to 31/03/2024 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	45 Wandarra Way WARRANWOOD 3134	\$1,446,000	21/03/2024
2	6 Wandarra Way WARRANWOOD 3134	\$1,380,000	20/04/2024
3	15 Braden Brae Dr WARRANWOOD 3134	\$1,350,000	20/05/2024

**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: 11/06/2024 16:26

**Indicative Selling Price**

\$1,300,000 - \$1,430,000

**Median House Price**

March quarter 2024: \$1,325,000



5   3   2

**Property Type:** House

**Land Size:** 966 sqm approx

Agent Comments

## Comparable Properties



**45 Wandarra Way WARRANWOOD 3134 (REI/VG)**

Agent Comments

4   2   2

**Price:** \$1,446,000

**Method:** Private Sale

**Date:** 21/03/2024

**Property Type:** House (Res)

**Land Size:** 877 sqm approx



**6 Wandarra Way WARRANWOOD 3134 (REI)**

Agent Comments

4   2   2

**Price:** \$1,380,000

**Method:** Private Sale

**Date:** 20/04/2024

**Property Type:** House

**Land Size:** 797 sqm approx



**15 Braden Brae Dr WARRANWOOD 3134 (REI)**

Agent Comments

4   2   2

**Price:** \$1,350,000

**Method:** Private Sale

**Date:** 20/05/2024

**Property Type:** House

**Land Size:** 852 sqm approx