

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 45 Wandarra Way, Warranwood Vic 3134

Indicative selling price

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

Range between \$1,225,000 & \$1,335,000

Median sale price

Median price \$1,310,000 Property Type House Suburb Warranwood

Period - From 01/10/2023 to 31/12/2023 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	28 Braden Brae Dr WARRANWOOD 3134	\$1,350,000	09/11/2023
2	16 Tarwin Dr CROYDON HILLS 3136	\$1,301,000	01/11/2023
3	85 Little John Rd WARRANWOOD 3134	\$1,256,000	06/02/2024

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: 06/03/2024 14:25



Property Type: House

Land Size: 877 sqm approx

Agent Comments

Comparable Properties



28 Braden Brae Dr WARRANWOOD 3134
(REI/VG)

Agent Comments



Price: \$1,350,000

Method: Private Sale

Date: 09/11/2023

Rooms: 12

Property Type: House (Res)

Land Size: 1134 sqm approx



16 Tarwin Dr CROYDON HILLS 3136 (REI/VG)

Agent Comments



Price: \$1,301,000

Method: Private Sale

Date: 01/11/2023

Property Type: House

Land Size: 635 sqm approx



85 Little John Rd WARRANWOOD 3134
(REI/VG)

Agent Comments



Price: \$1,256,000

Method: Private Sale

Date: 06/02/2024

Property Type: House (Res)

Land Size: 747 sqm approx

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