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	45 Wandarra Way, Warranwood Vic 3134
Including suburb and	
postcode	

Indicative selling price

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

, , , , , , , , , , , , , , , , , , , ,	Range between	\$1,225,000	&	\$1,335,000
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Median sale price

Median price	\$1,310,000	Pro	perty 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

Add	dress 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 comparableproperties 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





Joseph Corsi 9870 6211 0418 149 290 josephcorsi@jelliscraig.com.au

Indicative Selling Price \$1,225,000 - \$1,335,000 **Median House Price** December guarter 2023: \$1,310,000





Property Type: House Land Size: 877 sqm approx **Agent Comments**

Comparable Properties



28 Braden Brae Dr WARRANWOOD 3134 (REI/VG)

Price: \$1,350,000 Method: Private Sale Date: 09/11/2023 Rooms: 12

Property Type: House (Res) Land Size: 1134 sqm approx **Agent Comments**



16 Tarwin Dr CROYDON HILLS 3136 (REI/VG)

Price: \$1,301,000 Method: Private Sale Date: 01/11/2023 Property Type: House Land Size: 635 sqm approx **Agent Comments**

Agent Comments



85 Little John Rd WARRANWOOD 3134

(REI/VG)

Price: \$1,256,000 Method: Private Sale Date: 06/02/2024

Property Type: House (Res) Land Size: 747 sqm approx

Account - Jellis Craig | P: 03 9870 6211 | F: 03 9870 6024





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