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

48 BRYSONS ROAD WARRANWOOD VIC 3134

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price			or range between		\$1,300,000	&	\$1,430,000			
Median sale price (*Delete house or unit as applicable)										
Median Price	\$1,213,750	Prop	operty type		House	Suburb	Warranwood			
Period-from	01 Mar 2023	to	29 Feb 2	024	Source		Corelogic			

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 6 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	
16 MITCHELL COURT CROYDON NORTH VIC 3136	\$1,440,000	02-Mar-24	
6 GILLARD PLACE RINGWOOD NORTH VIC 3134	\$1,330,000	17-Feb-24	
34 BRADEN BRAE DRIVE WARRANWOOD VIC 3134	\$1,420,000	05-Feb-24	

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 6 months.

This Statement of Information was prepared on: 21 March 2024



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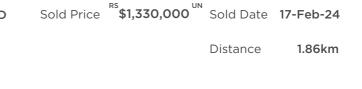


^{RS}\$1,440,000 Sold Date 02-Mar-24 **16 MITCHELL COURT CROYDON** Sold Price NORTH VIC 3136 酉 4 2 🚔 **a** 2

2.44km Distance



6 GILLARD PLACE RINGWOOD NORTH VIC 3134 2 🚔 酉 4 ్ల 2





34 BRADEN BRAE DRIVE WARRANWOOD VIC 3134 $\blacksquare 4 2 \bigcirc 2$		Sold Price	^{RS} \$1,420,000	Sold Date	05-Feb-24		
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RS = Recent sale UN = Undisclosed Sale

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