

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 6 Wandarra Way, Warranwood Vic 3134

Indicative selling price

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

Range between \$1,275,000 & \$1,375,000

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	45 Wandarra Way WARRANWOOD 3134	\$1,446,000	21/03/2024
2	18 Piedmont Ct CROYDON NORTH 3136	\$1,395,000	17/02/2024
3	40 Hannora Cr CROYDON 3136	\$1,330,000	20/03/2024

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: 05/04/2024 09:23



 4  2  2

Property Type: House

Land Size: 797 sqm approx

Agent Comments

Comparable Properties



45 Wandarra Way WARRANWOOD 3134 (REI)

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



18 Piedmont Ct CROYDON NORTH 3136 (REI)

Agent Comments

 4  2  3

Price: \$1,395,000

Method: Auction Sale

Date: 17/02/2024

Property Type: House (Res)

Land Size: 945 sqm approx



40 Hannora Cr CROYDON 3136 (REI)

Agent Comments

 4  3  2

Price: \$1,330,000

Method: Private Sale

Date: 20/03/2024

Property Type: House (Res)

Land Size: 703 sqm approx