

# 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

14 Wandarra Way, 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 & \$1,400,000

### 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	8 Drysdale Ct CROYDON HILLS 3136	\$1,390,000	19/10/2023
2	7 Lehmann Pl CROYDON HILLS 3136	\$1,365,850	12/12/2023
3	16 Tarwin Dr CROYDON HILLS 3136	\$1,301,000	01/11/2023

**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:

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**Property Type:** Land  
**Land Size:** 533 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,300,000 - \$1,400,000  
**Median House Price**  
 December quarter 2023: \$1,310,000

## Comparable Properties



**8 Drysdale Ct CROYDON HILLS 3136 (REI/VG)** Agent Comments



**Price:** \$1,390,000  
**Method:** Private Sale  
**Date:** 19/10/2023  
**Property Type:** House (Res)  
**Land Size:** 567 sqm approx



**7 Lehmann Pl CROYDON HILLS 3136 (REI/VG)** Agent Comments



**Price:** \$1,365,850  
**Method:** Private Sale  
**Date:** 12/12/2023  
**Property Type:** House  
**Land Size:** 570 sqm approx



**16 Tarwin Dr CROYDON HILLS 3136 (REI)** Agent Comments



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

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