

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

1 Braden Brae Drive, Warranwood Vic 3134

Indicative selling price

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

Range between

\$870,000

&

\$950,000

Median sale price

Median price \$940,250

House

X

Unit

Suburb

Warranwood

Period - From

01/10/2017

to

30/09/2018

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	50 Highland Av CROYDON 3136	\$960,000	07/06/2018
2	6 Utrecht Ct WARRANWOOD 3134	\$876,100	18/09/2018
3	4 Oneill Way WARRANWOOD 3134	\$825,000	01/11/2018

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.



Rooms:
Property Type: House (Res)
Land Size: 709 sqm approx
Agent Comments

Indicative Selling Price
\$870,000 - \$950,000
Median House Price
Year ending September 2018: \$940,250

Comparable Properties



50 Highland Av CROYDON 3136 (REI/VG)

Agent Comments



Price: \$960,000
Method: Private Sale
Date: 07/06/2018
Rooms: 5
Property Type: House
Land Size: 649 sqm approx



6 Utrecht Ct WARRANWOOD 3134 (REI/VG)

Agent Comments



Price: \$876,100
Method: Private Sale
Date: 18/09/2018
Rooms: 10
Property Type: House (Res)
Land Size: 666 sqm approx



4 Oneill Way WARRANWOOD 3134 (REI)

Agent Comments



Price: \$825,000
Method: Private Sale
Date: 01/11/2018
Rooms: 5
Property Type: House
Land Size: 789 sqm approx