Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	29 Valley Way, Warrandyte Vic 3113
Including suburb and	
postcode	

Indicative selling price

Property offered for sale

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

Range between \$1,100,000	&	\$1,200,000
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Median sale price

Median price	\$1,060,000	Pro	perty Type	House		Suburb	Warrandyte
Period - From	01/07/2019	to	30/09/2019		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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

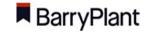
Address of comparable property		Price	Date of sale
1	17 Magpie La WARRANDYTE 3113	\$1,120,000	22/06/2019
2			
3			

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:	29/10/2019 09:50





Sam Kocuk (03) 9842 8888 0419 311 222 skocuk@barryplant.com.au

Indicative Selling Price \$1,100,000 - \$1,200,000 Median House Price

September quarter 2019: \$1,060,000



Property Type: Land
Land Size: 1000 sqm approx

Agent Comments

Comparable Properties

17 Magpie La WARRANDYTE 3113 (VG)

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Price: \$1,120,000 Method: Sale Date: 22/06/2019

Property Type: House (Res) Land Size: 819 sqm approx

Agent Comments

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.

Account - Barry Plant | P: 03 9842 8888



