

# 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

16 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 \$1,020,000

&

\$1,120,000

### Median sale price

Median price \$1,040,000

Property Type House

Suburb Warranwood

Period - From 04/06/2020

to

03/06/2021

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	3 Merrill Cr CROYDON HILLS 3136	\$1,040,000	18/05/2021
2	2 Eliza Cl WARRANWOOD 3134	\$1,142,000	08/05/2021
3	39 Eskdale Dr CROYDON HILLS 3136	\$1,080,000	07/04/2021

**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:

04/06/2021 15:01