

# 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

3 Delaneys Road, 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 \$2,100,000

&

\$2,300,000

### Median sale price

Median price \$940,000

Property Type House

Suburb Warranwood

Period - From 01/10/2019

to

30/09/2020

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	41-43 Mcewan Rd PARK ORCHARDS 3114	\$2,970,000	28/07/2020
2	7 Delaneys Rd WARRANWOOD 3134	\$2,510,000	28/10/2020
3	13 Mcewan Rd PARK ORCHARDS 3114	\$1,934,000	02/07/2020

**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:

01/12/2020 15:33



 4  3  3

**Property Type:** House (Res)  
**Land Size:** 4000 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$2,100,000 - \$2,300,000  
**Median House Price**  
Year ending September 2020: \$940,000

## Comparable Properties



**41-43 Mcewan Rd PARK ORCHARDS 3114 (REI)**

**Agent Comments**

 5  4  3

**Price:** \$2,970,000  
**Method:** Private Sale  
**Date:** 28/07/2020  
**Property Type:** House (Res)  
**Land Size:** 5502 sqm approx



**7 Delaneys Rd WARRANWOOD 3134 (REI)**

**Agent Comments**

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**Price:** \$2,510,000  
**Method:** Private Sale  
**Date:** 28/10/2020  
**Property Type:** House (Res)



**13 Mcewan Rd PARK ORCHARDS 3114 (REI/VG)**

**Agent Comments**

 5  4  9

**Price:** \$1,934,000  
**Method:** Private Sale  
**Date:** 02/07/2020  
**Rooms:** 10  
**Property Type:** House  
**Land Size:** 5034 sqm approx