

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

42 Eden Valley Road, Warranwood Vic 3134

Indicative selling price

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

Range between \$980,000 & \$1,060,000

Median sale price

Median price \$986,250 Property Type House Suburb Warranwood

Period - From 29/11/2019 to 28/11/2020 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 | 24 Eden Valley Rd WARRANWOOD 3134 | \$1,100,000 | 02/11/2020 |
| 2 | 53 Tanbridge Way WARRANWOOD 3134 | \$962,000 | 24/07/2020 |
| 3 | 6 Eden Valley Rd WARRANWOOD 3134 | \$950,000 | 03/08/2020 |

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:

29/11/2020 11:32