

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

20 Manna Gum Rise, Warrandyte Vic 3113

Indicative selling price

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

Single price \$1,169,000

Median sale price

Median price \$1,425,000

Property Type House

Suburb Warrandyte

Period - From 01/10/2019

to 31/12/2019

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 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	29 Valley Way WARRANDYTE 3113	\$1,100,000	16/11/2019
2	25 Manna Gum Rise WARRANDYTE 3113	\$1,100,000	31/10/2019
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:

29/02/2020 16:25



 4  2  2

Property Type: House

Land Size: 1168 sqm approx

Agent Comments

Comparable Properties

29 Valley Way WARRANDYTE 3113 (VG)

Agent Comments

 5  -  -

Price: \$1,100,000

Method: Sale

Date: 16/11/2019

Property Type: House (Res)

Land Size: 1000 sqm approx



**25 Manna Gum Rise WARRANDYTE 3113
(REI/VG)**

Agent Comments

 4  2  2

Price: \$1,100,000

Method: Private Sale

Date: 31/10/2019

Property Type: House

Land Size: 1037 sqm approx

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.