

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

108 Brysons Road, Warrandyte South VIC

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)Single price

\$2,000,000

Median sale price

Median price

N/A

 Property type

House

 Suburb

Warrandyte South

Period - From

OCT 20

 to

DEC 20

 Source

REIV

Comparable property sales

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
111 Brysons Road, Warrandyte South VIC	\$2,675,000	19/11/2020
3 Delaneys Road, Warranwood VIC	\$2,300,000	14/12/2020
27-45 Croydon Road, Warrandyte South VIC	\$2,400,000	14/12/2020

This Statement of Information was prepared on:

18/02/2021

Comparable properties



\$2,675,000

111 Brysons Road, Warrandyte South, Victoria

DATE: 19.11.2020

PROPERTY TYPE: House

 4  2
 8  0.4ha



\$2,300,000

3 Delaneys Road, Warranwood, Victoria

DATE: 14.12.2020

PROPERTY TYPE: House

 4  3
 3  4,002 sqm



\$2,400,000

27-45 Croydon Road, Warrandyte South, Victoria

DATE: 14.12.2020

PROPERTY TYPE: House

 4  3
 7  2.78ha x

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21 days on market



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