

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

23 Eden Valley Road, Warranwood Vic 3134

Indicative selling price

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

Range between \$895,000 & \$970,000

Median sale price

Median price \$976,500 Property Type House Suburb Warranwood

Period - From 01/07/2020 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	9 Tallarook Ct CROYDON HILLS 3136	\$970,000	28/06/2020
2	6 Kate Charlesworth PI CROYDON HILLS 3136	\$957,000	17/11/2020
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:

24/11/2020 16:00



Property Type: House (Res)
Land Size: 1001 sqm approx
Agent Comments

Indicative Selling Price
\$895,000 - \$970,000
Median House Price
September quarter 2020: \$976,500

Comparable Properties



9 Tallarook Ct CROYDON HILLS 3136 (REI/VG) **Agent Comments**



Price: \$970,000
Method: Private Sale
Date: 28/06/2020
Rooms: 6
Property Type: House
Land Size: 768 sqm approx



6 Kate Charlesworth Pl CROYDON HILLS 3136 (REI) **Agent Comments**



Price: \$957,000
Method: Private Sale
Date: 17/11/2020
Property Type: House
Land Size: 972 sqm approx



6 Eden Valley Rd WARRANWOOD 3134 (REI/VG) **Agent Comments**



Price: \$950,000
Method: Private Sale
Date: 03/08/2020
Property Type: House (Res)
Land Size: 1264 sqm approx