Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	23 Eden Valley Road, Warranwood Vic 3134
Including suburb and	
postcode	

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	Pro	perty 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

,	and the companion property		Date of care
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

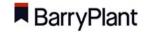
OR

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



Date of sale



Indicative Selling Price





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

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

Agent Comments

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 PI CROYDON HILLS 3136 Agent Comments

(REI)

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)

Price: \$950,000 Method: Private Sale Date: 03/08/2020

Property Type: House (Res) Land Size: 1264 sqm approx **Agent Comments**

Account - Barry Plant | P: 03 9842 8888



