

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

1 AYLESBURY WAY WARRANDYTE VIC 3113

Indicative selling price

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

Single Price

or range
between

\$2,450,000

&

\$2,650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,382,500

Property type

House

Suburb

Warrandyte

Period-from

01 Jul 2023

to

30 Jun 2024

Source

Corelogic

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 6 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

18 CLEMATIS COURT WARRANDYTE VIC 3113	\$2,820,000	16-Jan-24

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 6 months.

This Statement of Information was prepared on: 01 July 2024



**18 CLEMATIS COURT
WARRANDYTE VIC 3113**

 4  3  7

Sold Price **\$2,820,000** Sold Date **16-Jan-24**

Distance **0.9km**

RS = Recent sale

UN = Undisclosed Sale

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