

## 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

104 Brysons Road, Warrandyte South

**Indicative selling price**For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)Single price 

\$1,500,000

**Median sale price**Median price 

\$950,000

Property type 

House

Suburb 

Warrandyte South

Period - From 

1/7/2023

to

30/9/2023

Source 

REIV

**Comparable property sales**

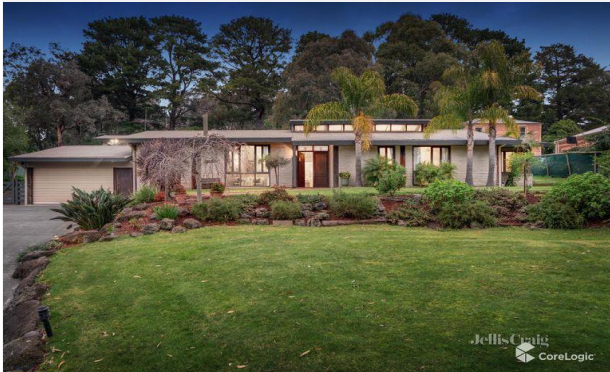
These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1. 10-15 Gibson Road, Warranwood	\$ 1,555,000	26/8/2023
2. 13-15 Anzac Road, Warrandyte South	\$ 1,635,000	15/8/2023
3. 16 Hillcrest Road, Warrandyte South	\$ 1,870,000	28/7/2023

This Statement of Information was prepared on: 

23/10/2023

## Comparable properties



**\$ 1,555,000**

10-12 Gibson Road, Warranwood, Victoria

DATE: 26/8/2023

PROPERTY TYPE: HOUSE

 4   
  3  
 4   
 3608 sqm



**\$ 1,635,000**

13-15 Anzac Road, Warrandyte South, Victoria

DATE: 15/8/2023

PROPERTY TYPE: HOUSE

 4   
 2  
 2   
 4106 sqm



**\$ 1,870,000**

16 Hillcrest Road, Warrandyte South, Victoria

DATE: 28/7/2023

PROPERTY TYPE: HOUSE

 4   
 2  
 2   
 4057 sqm

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## Our Difference



Average of only  
21 days on market



We pay your  
marketing fees



Highest price  
guarantee