

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

16 Valley Way, Warrandyte Vic 3113

Indicative selling price

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

Range between \$1,000,000

&

\$1,100,000

Median sale price

Median price \$1,400,000

Property Type House

Suburb Warrandyte

Period - From 01/07/2024

to

30/09/2024

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	36 Mitchell Av WARRANDYTE 3113	\$1,102,000	26/10/2024
2	12 Valley Way WARRANDYTE 3113	\$1,188,888	14/06/2024
3	28 Lynette Av WARRANDYTE 3113	\$1,150,000	03/04/2024

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:

29/10/2024 17:21



 5  4  2

Property Type: House
Land Size: 1027 sqm approx
Agent Comments

Indicative Selling Price
\$1,000,000 - \$1,100,000
Median House Price
September quarter 2024: \$1,400,000

Comparable Properties



36 Mitchell Av WARRANDYTE 3113 (REI)

Agent Comments

 4  2  2

Price: \$1,102,000
Method: Auction Sale
Date: 26/10/2024
Property Type: House (Res)
Land Size: 1175 sqm approx



12 Valley Way WARRANDYTE 3113 (REI/VG)

Agent Comments

 5  3  2

Price: \$1,188,888
Method: Private Sale
Date: 14/06/2024
Property Type: House (Res)
Land Size: 1321 sqm approx



28 Lynette Av WARRANDYTE 3113 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,150,000
Method: Private Sale
Date: 03/04/2024
Property Type: House
Land Size: 1280 sqm approx