

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

106 Brackenbury Street, Warrandyte Vic 3113

Indicative selling price

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

Range between

\$1,150,000

&

\$1,250,000

Median sale price

Median price

\$1,400,000

Property Type

House

Suburb

Warrandyte

Period - From

01/01/2023

to

31/12/2023

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 Yarra St WARRANDYTE 3113	\$1,180,000	05/11/2023
2	15 Webb St WARRANDYTE 3113	\$1,140,000	24/11/2023
3	7 Whipstick Gully Rd WARRANDYTE 3113	\$1,135,000	03/10/2023

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:

25/01/2024 11:04



4 2 2

Property Type: House
Land Size: 838 sqm approx
Agent Comments

Indicative Selling Price
\$1,150,000 - \$1,250,000
Median House Price
Year ending December 2023: \$1,400,000

Comparable Properties



9 Yarra St WARRANDYTE 3113 (REI/VG)

Agent Comments

5 2 2

Price: \$1,180,000
Method: Private Sale
Date: 05/11/2023
Property Type: House
Land Size: 1205 sqm approx



15 Webb St WARRANDYTE 3113 (REI)

Agent Comments

4 2 -

Price: \$1,140,000
Method: Private Sale
Date: 24/11/2023
Property Type: House
Land Size: 1000 sqm approx



7 Whipstick Gully Rd WARRANDYTE 3113 (REI/VG)

Agent Comments

4 3 2

Price: \$1,135,000
Method: Private Sale
Date: 03/10/2023
Property Type: House (Res)
Land Size: 828 sqm approx

Account - Jellis Craig | P: 03 9431 1222 | F: 03 9439 7192