

# 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

8 Sandhurst Grove, Warranwood Vic 3134

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$1,250,000

&

\$1,350,000

### Median sale price

Median price

\$1,303,800

Property Type

House

Suburb

Warranwood

Period - From

01/04/2022

to

30/06/2022

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.

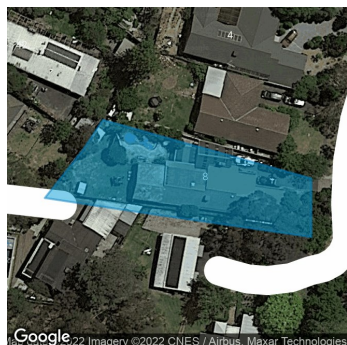
	Address of comparable property	Price	Date of sale
1	3 Eliza CI WARRANWOOD 3134	\$1,420,000	30/07/2022
2	52 Brysons Rd WARRANWOOD 3134	\$1,353,000	16/06/2022
3	18 Tanbridge Way WARRANWOOD 3134	\$1,303,800	03/05/2022

**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:

25/08/2022 13:59



**Property Type:** House

**Land Size:** 898 sqm approx

**Agent Comments**

## Comparable Properties



**3 Eliza CI WARRANWOOD 3134 (REI)**

**Agent Comments**



**Price:** \$1,420,000

**Method:** Private Sale

**Date:** 30/07/2022

**Property Type:** House (Res)

**Land Size:** 809 sqm approx



**52 Brysons Rd WARRANWOOD 3134 (REI)**

**Agent Comments**



**Price:** \$1,353,000

**Method:** Private Sale

**Date:** 16/06/2022

**Property Type:** House

**Land Size:** 1107 sqm approx



**18 Tanbridge Way WARRANWOOD 3134 (REI/VG)**

**Agent Comments**



**Price:** \$1,303,800

**Method:** Private Sale

**Date:** 03/05/2022

**Property Type:** House (Res)

**Land Size:** 973 sqm approx