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	44 Eden Valley Road, Warranwood Vic 3134

Indicative selling price

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

Range between	$870,000	&	$920,000

Median sale price

Median price	$930,000	House	X	~~Unit~~		Suburb	Warranwood
Period - From	01/10/2016	to	30/09/2017	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	10 Oxford Cl CROYDON HILLS 3136	$921,800	29/07/2017
2	3 Delatite Ct WARRANWOOD 3134	$915,000	03/06/2017
3	3 Eliza Cl WARRANWOOD 3134	$880,500	31/07/2017

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.~~

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

44 Eden Valley Road, Warranwood Vic 3134



4 2 2

Rooms:
Property Type: House (Res)
Land Size: 855 sqm approx

Agent Comments

Indicative Selling Price
$870,000 - $920,000
Median House Price
Year ending September 2017: $930,000

Comparable Properties



10 Oxford Cl CROYDON HILLS 3136 (REI)

4 2 2

Price: $921,800
Method: Auction Sale
Date: 29/07/2017
Rooms: 7
Property Type: House (Res)

Agent Comments



3 Delatite Ct WARRANWOOD 3134 (REI)

4 2 2

Price: $915,000
Method: Private Sale
Date: 03/06/2017
Rooms: 7
Property Type: House (Res)

Agent Comments



3 Eliza Cl WARRANWOOD 3134 (REI)

4 2 2

Price: $880,500
Method: Private Sale
Date: 31/07/2017
Rooms: 11
Property Type: House (Res)
Land Size: 808 sqm approx

Agent Comments

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