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	6 Valley Way, Warrandyte Vic 3113

Indicative selling price

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

Range between $1,100,000 & $1,200,000

Median sale price

Median price $1,111,000 Property Type House Suburb Warrandyte

Period - From 01/07/2020 to 30/09/2020 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	12 Leber St WARRANDYTE 3113	$1,240,000	23/06/2020
2	30 Mitchell Av WARRANDYTE 3113	$1,070,000	11/10/2020
3	23 Lynette Av WARRANDYTE 3113	$960,000	17/11/2020

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: 08/12/2020 14:01

6 Valley Way, Warrandyte Vic 3113

Peter Moulden
9874 7677
0413 336 864
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4 2 2

Property Type: House (Res)
Land Size: 998 sqm approx

Agent Comments

Indicative Selling Price
$1,100,000 - $1,200,000
Median House Price
September quarter 2020: $1,111,000

Comparable Properties



12 Leber St WARRANDYTE 3113 (REI)

4 2 5

Price: $1,240,000
Method: Private Sale
Date: 23/06/2020
Property Type: House (Res)
Land Size: 878 sqm approx

Agent Comments



30 Mitchell Av WARRANDYTE 3113 (REI)

4 2 2

Price: $1,070,000
Method: Private Sale
Date: 11/10/2020
Property Type: House
Land Size: 1186 sqm approx

Agent Comments



23 Lynette Av WARRANDYTE 3113 (REI)

4 2 2

Price: $960,000
Method: Private Sale
Date: 17/11/2020
Property Type: House (Res)
Land Size: 955 sqm approx

Agent Comments

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.