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	22 Braden Brae Drive, Warranwood Vic 3134

Indicative selling price

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

Range between $1,350,000 & $1,450,000

Median sale price

Median price $1,390,000 Property Type House Suburb Warranwood

Period - From 01/04/2024 to 30/06/2024 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	42 Braden Brae Dr WARRANWOOD 3134	$1,400,500	02/07/2024
2	30 Braden Brae Dr WARRANWOOD 3134	$1,465,000	25/05/2024
3	45 Wandarra Way WARRANWOOD 3134	$1,446,000	21/03/2024

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: 04/09/2024 14:21

22 Braden Brae Drive, Warranwood Vic 3134

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4 3 2

Property Type: House
Land Size: 850 sqm approx

Agent Comments

Indicative Selling Price
$1,350,000 - $1,450,000
Median House Price
June quarter 2024: $1,390,000

Comparable Properties



42 Braden Brae Dr WARRANWOOD 3134 (REI)

5 3 2

Price: $1,400,500
Method: Expression of Interest
Date: 02/07/2024
Property Type: House (Res)
Land Size: 966 sqm approx

Agent Comments



30 Braden Brae Dr WARRANWOOD 3134 (REI/VG)

5 2 2

Price: $1,465,000
Method: Private Sale
Date: 25/05/2024
Property Type: House (Res)
Land Size: 1173 sqm approx

Agent Comments



45 Wandarra Way WARRANWOOD 3134 (REI/VG)

4 2 2

Price: $1,446,000
Method: Private Sale
Date: 21/03/2024
Property Type: House (Res)
Land Size: 877 sqm approx

Agent Comments

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