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	73 BRACKENBURY STREET WARRANDYTE VIC 3113

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$1,299,000	&	$1,425,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,337,500	Property type	House	Suburb	Warrandyte
Period-from	01 Mar 2021	to	28 Feb 2022	Source	Corelogic

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 6 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
30 VALIAS STREET NORTH WARRANDYTE VIC 3113	$1,380,000	12-Nov-21
27 BLOOMS ROAD NORTH WARRANDYTE VIC 3113	$1,405,556	12-Jan-22
5 LYNETTE AVENUE WARRANDYTE VIC 3113	$1,400,000	11-Dec-21

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 6 months.~~

This Statement of Information was prepared on: 18 March 2022

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30 VALIAS STREET NORTH WARRANDYTE VIC 3113

4 1 4

Sold Price **$1,380,000** Sold Date **12-Nov-21**

Distance **1.68km**



27 BLOOMS ROAD NORTH WARRANDYTE VIC 3113

3 2 2

Sold Price **$1,405,556** Sold Date **12-Jan-22**

Distance **1.46km**



5 LYNETTE AVENUE WARRANDYTE VIC 3113

4 2 2

Sold Price RS **$1,400,000** Sold Date **11-Dec-21**

Distance **1.83km**

RS = Recent sale **UN** = Undisclosed Sale

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