



Statement of Information

Sections 47AF of the Estate Agents Act 1980

7 Braden Brae Drive, WARRANWOOD 3134

House



3 beds



2 baths



2 parking

Indicative selling price

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

Range \$900,000 - \$990,000

Median sale price

Median **House** for **WARRANWOOD** for period **Jul 2017 - Jun 2018**

Sourced from **Pricefinder**.

\$985,000

Comparable property sales

These are the three properties sold within two kilo metres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

3 Gaelyne Court,
Warranwood 3134

Price **\$901,000** Sold 26 June
2018

16 St Ives Court,
Croydon Hills 3136

Price **\$967,000** Sold 06 June
2018

21 Bentley Court,
Warranwood 3134

Price **\$930,000** Sold 24 April
2018

Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

Ray White Ringwood

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Contact agents



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