

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address 19 Eden Valley Road, Warranwood VIC 3134

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range  
Between \$930,000 - \$1,020,000

### Median sale price

Median price \$1,020,000      House      Suburb WARRANWOOD

Period - From 1/10/2018      to 31/12/2018      Source REIV

### Comparable property sales

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.