



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 33 Bradleys Lane, NORTH WARRANDYTE 3113

House



4 beds



3 baths



2 parking

### Indicative selling price

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

**Range from \$1,300,000 -  
\$1,430,000**

### Median sale price

Median **House** for **NORTH WARRANDYTE** for period **Jul 2016 - Jun 2017**  
Sourced from **REIV**.

**\$1,153,500**

### Comparable property sales

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 the most comparable to the property for sale.

**22 Manna Gum Rise,**  
Warandyte 3113

**Price \$1,400,000** Sold 21 June 2017

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

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 REIV.

### Contact agents

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