

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 49 Blooms Road, North Warrandyte Vic 3113

Indicative selling price

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

Single price \$1,290,000

Median sale price

Median price \$1,145,000

House

X

Unit

Suburb

North Warrandyte

Period - From 01/04/2017

to

31/03/2018

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	20 Blooms Rd NORTH WARRANDYTE 3113	\$1,350,000	16/02/2018
2	15 Pigeon Bank Rd NORTH WARRANDYTE 3113	\$1,275,000	01/05/2018
3	12 Osborne Rd KANGAROO GROUND 3113	\$1,251,000	29/11/2017

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.



 4  2  2

Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 4021 sqm approx

Agent Comments

Indicative Selling Price

\$1,290,000

Median House Price

Year ending March 2018: \$1,145,000

Comparable Properties



20 Blooms Rd NORTH WARRANDYTE 3113 (REI)

Agent Comments

 4  2  2

Price: \$1,350,000

Method: Private Sale

Date: 16/02/2018

Rooms: -

Property Type: House (Res)

Land Size: 4129 sqm approx



15 Pigeon Bank Rd NORTH WARRANDYTE 3113 (REI)

Agent Comments

 4  2  -

Price: \$1,275,000

Method: Private Sale

Date: 01/05/2018

Rooms: -

Property Type: House (Res)

Land Size: 5551 sqm approx

12 Osborne Rd KANGAROO GROUND 3113 (VG)

Agent Comments

 4  -  -

Price: \$1,251,000

Method: Sale

Date: 29/11/2017

Rooms: -

Property Type: Hobby Farm < 20 ha (Rur)

Land Size: 4299 sqm approx