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

34 The Boulevard, North Warrandyte Vic 3113

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$890,000		&		\$950,000					
Median sale price										
Median price	\$1,058,700	Pro	operty Type	Hou	se		Suburb	North Warrandyte		
Period - From	01/10/2019	to	30/09/2020)	So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	39 Valias St NORTH WARRANDYTE 3113	\$925,000	22/09/2020
2	22 Danita Dr NORTH WARRANDYTE 3113	\$909,000	07/07/2020
3	45 Chase Rd NORTH WARRANDYTE 3113	\$896,000	21/07/2020

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.

This Statement of Information was prepared on:

11/11/2020 11:28









Property Type: House (Res) Land Size: 2283 sqm approx Agent Comments Indicative Selling Price \$890,000 - \$950,000 Median House Price Year ending September 2020: \$1,058,700

Comparable Properties



39 Valias St NORTH WARRANDYTE 3113 (REI) Agent Comments



Price: \$925,000 Method: Private Sale Date: 22/09/2020 Property Type: House Land Size: 1457 sqm approx



22 Danita Dr NORTH WARRANDYTE 3113 (REI) Agent Comments



Price: \$909,000 Method: Private Sale Date: 07/07/2020 Rooms: 4 Property Type: House



45 Chase Rd NORTH WARRANDYTE 3113 (REI)



Price: \$896,000 Method: Private Sale Date: 21/07/2020 Rooms: 6 Property Type: House (Res) Agent Comments

Account - Jellis Craig | P: 03 9431 1222 | F: 03 9439 7192



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.