

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 between

\$890,000

&

\$950,000

Median sale price

Median price

\$1,058,700

Property Type

House

Suburb

North Warrandyte

Period - From

01/10/2019

to

30/09/2020

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	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



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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**

 3  3  -

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**

 2  1  -

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



45 Chase Rd NORTH WARRANDYTE 3113 (REI) **Agent Comments**

 3  2  2

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