

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

33 Hutchinson Avenue, Warrandyte Vic 3113

Indicative selling price

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

Range between \$1,550,000 & \$1,700,000

Median sale price

Median price \$1,533,000 Property Type House Suburb Warrandyte

Period - From 01/04/2024 to 30/06/2024 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	54 Pound Rd WARRANDYTE 3113	\$1,565,000	11/09/2024
2	28 Valley Way WARRANDYTE 3113	\$1,620,000	11/06/2024
3			

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: 18/09/2024 10:33



4 2 2

Rooms: 6
Property Type: House
Land Size: 1094 sqm approx
Agent Comments

Indicative Selling Price
\$1,550,000 - \$1,700,000
Median House Price
June quarter 2024: \$1,533,000

Comparable Properties



54 Pound Rd WARRANDYTE 3113 (REI) Agent Comments

4 3 2

Price: \$1,565,000
Method: Private Sale
Date: 11/09/2024
Property Type: House
Land Size: 962 sqm approx



28 Valley Way WARRANDYTE 3113 (REI/VG) Agent Comments

5 2 2

Price: \$1,620,000
Method: Private Sale
Date: 11/06/2024
Property Type: House (Res)
Land Size: 1039 sqm approx

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.