#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Price

#### Property offered for sale

Address	5 Yarra River Court, North Warrandyte Vic 3113
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$1,500,000	&	\$1,600,000
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#### Median sale price

Median price	\$1,625,000	Pro	perty Type	House		Suburb	North Warrandyte
Period - From	01/07/2024	to	30/09/2024		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

	aress of comparable property	1 1100	Date of Sale
1	7 Charlotte Ct NORTH WARRANDYTE 3113	\$1,665,000	30/11/2024
2	69 Blooms Rd NORTH WARRANDYTE 3113	\$1,540,000	21/11/2024
3	9 Morilla PI NORTH WARRANDYTE 3113	\$1,640,000	24/10/2024

#### 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:	04/12/2024 07:15



Date of sale



Chris Chapman 0421 736 592

**Indicative Selling Price** \$1,500,000 - \$1,600,000 **Median House Price** September quarter 2024: \$1,625,000

chrischapman@jelliscraig.com.au



Property Type: Hobby Farm < 20 ha (Rur)

Land Size: 6741 sqm approx

**Agent Comments** 

## Comparable Properties



7 Charlotte Ct NORTH WARRANDYTE 3113 (REI)





Price: \$1,665,000 Method: Private Sale Date: 30/11/2024 Property Type: House Land Size: 7063 sqm approx Agent Comments

More recently renovated single level home with garage



69 Blooms Rd NORTH WARRANDYTE 3113 (REI)

Price: \$1,540,000





**Agent Comments** 

Single level home with more usable land and garage, however no pool and more road noise

Method: Private Sale Date: 21/11/2024 Property Type: House (Res)

Land Size: 4141 sqm approx



9 Morilla PI NORTH WARRANDYTE 3113 (REI)

Price: \$1,640,000





**Agent Comments** 

More usable land, single level house with garage

Method: Private Sale Date: 24/10/2024 Property Type: House Land Size: 5159 sqm approx

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





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