

# 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

5 Yarra River Court, North Warrandyte Vic 3113

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,500,000 & \$1,600,000

### Median sale price

Median price \$1,625,000 Property 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	Price	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



**Property Type:** Hobby Farm < 20 ha (Rur)  
**Land Size:** 6741 sqm approx  
**Agent Comments**

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

## 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  
**Method:** Private Sale  
**Date:** 21/11/2024  
**Property Type:** House (Res)  
**Land Size:** 4141 sqm approx

**Agent Comments**

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



**9 Morilla PI NORTH WARRANDYTE 3113 (REI)**



**Price:** \$1,640,000  
**Method:** Private Sale  
**Date:** 24/10/2024  
**Property Type:** House  
**Land Size:** 5159 sqm approx

**Agent Comments**

More usable land, single level house with garage