

# 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

3 Orchard Grove, Warrandyte Vic 3113

### Indicative selling price

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

Range between \$1,550,000

&

\$1,700,000

### Median sale price

Median price \$1,400,000

Property Type House

Suburb 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	393 Heidelberg Warrandyte Rd WARRANDYTE 3113	\$1,520,000	11/05/2024
2	42 Alexander Rd WARRANDYTE 3113	\$1,900,000	10/05/2024
3	2-4 Melbourne Hill Rd WARRANDYTE 3113	\$1,580,000	08/05/2024

**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:

18/10/2024 09:47



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**Property Type:** House  
**Land Size:** 3890 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,550,000 - \$1,700,000  
**Median House Price**  
September quarter 2024: \$1,400,000

## Comparable Properties



**393 Heidelberg Warrandyte Rd WARRANDYTE 3113 (VG)** **Agent Comments**

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**Price:** \$1,520,000  
**Method:** Sale  
**Date:** 11/05/2024  
**Property Type:** House (Res)  
**Land Size:** 1590 sqm approx



**42 Alexander Rd WARRANDYTE 3113 (REI/VG)** **Agent Comments**

 3  2  4

**Price:** \$1,900,000  
**Method:** Private Sale  
**Date:** 10/05/2024  
**Property Type:** House  
**Land Size:** 4817 sqm approx



**2-4 Melbourne Hill Rd WARRANDYTE 3113 (REI)** **Agent Comments**

 3  2  1

**Price:** \$1,580,000  
**Method:** Private Sale  
**Date:** 08/05/2024  
**Property Type:** House  
**Land Size:** 5327 sqm approx

**Account - Barry Plant | P: 03 9842 8888**