## 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

13 Oakland Drive, Warrandyte Vic 3113

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.gc	v.au	/underquot	ting		
Range betweer	\$3,500,000		&		\$3,850,000			
Median sale pi	rice							
Median price	\$1,480,000	Pro	operty Type	Hou	ise		Suburb	Warrandyte
Period - From	22/04/2023	to	21/04/2024		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	21 Amersham Dr WARRANDYTE 3113	\$2,960,000	08/09/2023
2	59 Deep Creek Dr DONCASTER EAST 3109	\$2,820,000	15/07/2023
3	3-5 Flannery Ct WARRANDYTE 3113	\$2,750,000	12/08/2023

OR

**B**<sup>\*</sup> 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.

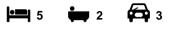
This Statement of Information was prepared on:

22/04/2024 17:33



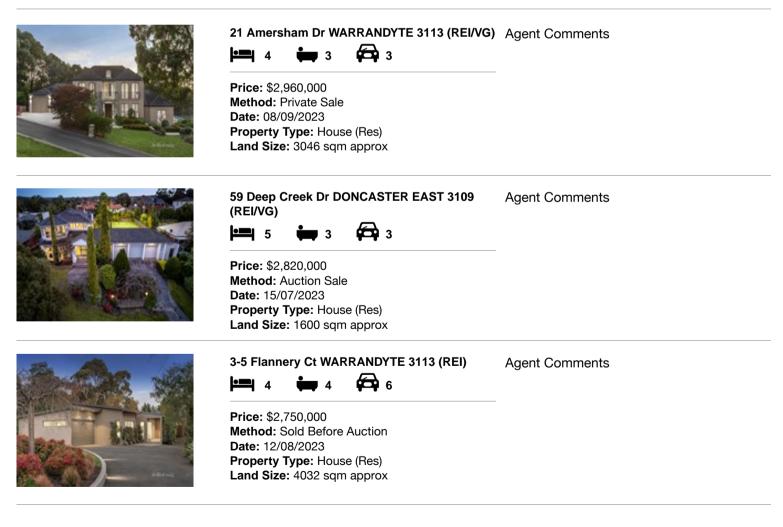






Property Type: House Land Size: 4101 sqm approx Agent Comments Indicative Selling Price \$3,500,000 - \$3,850,000 Median House Price 22/04/2023 - 21/04/2024: \$1,480,000

# **Comparable Properties**



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



propertydata

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