

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 consumer.vic.gov.au/underquoting

Range between \$3,500,000

&

\$3,850,000

Median sale price

Median price \$1,480,000

Property Type House

Suburb Warrandyte

Period - From 22/04/2023

to

21/04/2024

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	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* 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



 5  2  3

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



21 Amersham Dr WARRANDYTE 3113 (REI/VG) **Agent Comments**

 4  3  3

Price: \$2,960,000
Method: Private Sale
Date: 08/09/2023
Property Type: House (Res)
Land Size: 3046 sqm approx



59 Deep Creek Dr DONCASTER EAST 3109 (REI/VG) **Agent Comments**

 5  3  3

Price: \$2,820,000
Method: Auction Sale
Date: 15/07/2023
Property Type: House (Res)
Land Size: 1600 sqm approx



3-5 Flannery Ct WARRANDYTE 3113 (REI) **Agent Comments**

 4  4  6

Price: \$2,750,000
Method: Sold Before Auction
Date: 12/08/2023
Property Type: House (Res)
Land Size: 4032 sqm approx