

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

4 Pigeon Bank Road, North Warrandyte Vic 3113

Indicative selling price

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

Range between \$1,250,000

&

\$1,350,000

Median sale price

Median price \$982,500

Property Type House

Suburb North Warrandyte

Period - From 01/07/2018

to 30/06/2019

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	8 Marbert Ct NORTH WARRANDYTE 3113	\$1,293,650	12/09/2019
2	25 Pigeon Bank Rd NORTH WARRANDYTE 3113	\$1,265,000	08/10/2019
3			

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:

14/10/2019 11:57

4 Pigeon Bank Road, North Warrandyte Vic 3113

**Jellis
Craig**

Chris Chapman

0421 736 592

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Property Type: House (Previously Occupied - Detached)

Land Size: 21860 sqm approx

Agent Comments

Indicative Selling Price

\$1,250,000 - \$1,350,000

Median House Price

Year ending June 2019: \$982,500

Comparable Properties



8 Marbert Ct NORTH WARRANDYTE 3113 (REI)

Agent Comments



Price: \$1,293,650

Method: Private Sale

Date: 12/09/2019

Property Type: House

Land Size: 10905 sqm approx



25 Pigeon Bank Rd NORTH WARRANDYTE 3113 (REI)

Agent Comments



Price: \$1,265,000

Method: Private Sale

Date: 08/10/2019

Property Type: House

Land Size: 6063 sqm approx

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.

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



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.