

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

8 Blair Street, 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 \$1,635,000

Property Type House

Suburb Warrandyte

Period - From 01/04/2021

to

30/06/2021

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	6 Alan PI WARRANDYTE 3113	\$1,370,000	11/08/2021
2	179 Research Warrandyte Rd NORTH WARRANDYTE 3113	\$1,217,000	02/10/2021
3	19 Trezise St WARRANDYTE 3113	\$1,200,000	04/08/2021

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:

08/10/2021 12:42



3 2 5

Rooms: study
Property Type: House
Land Size: 2990 sqm approx
Agent Comments
pool

Indicative Selling Price
\$1,250,000 - \$1,350,000
Median House Price
June quarter 2021: \$1,635,000

Comparable Properties



6 Alan PI WARRANDYTE 3113 (REI/VG)

Agent Comments

4 2 2

Price: \$1,370,000
Method: Auction Sale
Date: 11/08/2021
Property Type: House (Res)
Land Size: 1513 sqm approx



179 Research Warrandyte Rd NORTH
WARRANDYTE 3113 (REI)

Agent Comments

4 2 2

Price: \$1,217,000
Method: Auction Sale
Date: 02/10/2021
Property Type: House (Res)
Land Size: 973 sqm approx



19 Trezise St WARRANDYTE 3113 (REI/VG)

Agent Comments

4 2 1

Price: \$1,200,000
Method: Sold Before Auction
Date: 04/08/2021
Property Type: House (Res)
Land Size: 819 sqm approx