Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	9 Weerona Way, North Warrandyte Vic 3113
Including suburb and	
postcode	

Indicative selling price

Property offered for sale

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

Range between \$1,280,000	&	\$1,380,000
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Median sale price

Median price	\$1,006,400	Pro	perty Type	House		Suburb	North Warrandyte
Period - From	01/07/2019	to	30/06/2020		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 sixmonths 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	31 Danita Dr NORTH WARRANDYTE 3113	\$1,400,000	08/07/2020
2			
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.

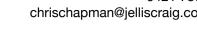
This Statement of Information was prepared on:	05/08/2020 10:18





Chris Chapman 0421 736 592 chrischapman@jelliscraig.com.au

Indicative Selling Price \$1,280,000 - \$1,380,000 Median House Price Year ending June 2020: \$1,006,400







Agent Comments

Comparable Properties



31 Danita Dr NORTH WARRANDYTE 3113 (REI) Agent Comments

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Price: \$1,400,000 Method: Private Sale Date: 08/07/2020 Property Type: House Land Size: 6561 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.

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