

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 Oakland Drive, Warrandyte Vic 3113

Indicative selling price

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

Range between \$2,000,000

&

\$2,200,000

Median sale price

Median price \$1,550,000

Property Type House

Suburb Warrandyte

Period - From 01/10/2020

to 31/12/2020

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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

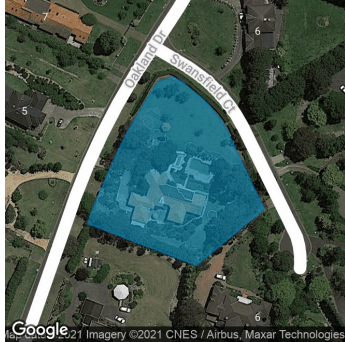
	Address of comparable property	Price	Date of sale
1	7 Clematis Ct WARRANDYTE 3113	\$2,200,000	04/03/2021
2	147 Flannery Ct WARRANDYTE 3113	\$2,150,000	29/10/2020
3	9 Oakland Dr WARRANDYTE 3113	\$2,100,000	20/10/2020

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:

25/03/2021 15:30



 5  3  3

Property Type: House (Res)
Land Size: 4042 sqm approx
Agent Comments

Indicative Selling Price
\$2,000,000 - \$2,200,000
Median House Price
December quarter 2020: \$1,550,000

Comparable Properties



7 Clematis Ct WARRANDYTE 3113 (REI)

Agent Comments

 6  3  4

Price: \$2,200,000
Method: Private Sale
Date: 04/03/2021
Property Type: House (Res)
Land Size: 4007 sqm approx



147 Flannery Ct WARRANDYTE 3113 (REI/VG)

Agent Comments

 4  2  4

Price: \$2,150,000
Method: Private Sale
Date: 29/10/2020
Property Type: House (Res)
Land Size: 4000 sqm approx



9 Oakland Dr WARRANDYTE 3113 (REI)

Agent Comments

 4  2  2

Price: \$2,100,000
Method: Private Sale
Date: 20/10/2020
Property Type: House (Res)
Land Size: 3974 sqm approx