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 30 Kangaroo Ground-warrandyte Road, North Warrandyte Vic 3113 Including suburb and postcode

Indicative selling price

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

Single price \$1,425,000

Median sale price

Median price \$	\$1,550,000	Pro	perty Type	House		Suburb	North Warrandyte
Period - From 0	01/04/2022	to	30/06/2022		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

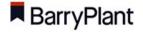
Add	dress of comparable property	Price	Date of sale
1	94 Kangaroo Ground Warrandyte Rd NORTH WARRANDYTE 3113	\$1,380,000	16/08/2022
2	169 Research Warrandyte Rd NORTH WARRANDYTE 3113	\$1,350,000	12/04/2022
3	183 Research Warrandyte Rd NORTH WARRANDYTE 3113	\$1,150,000	11/03/2022

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	29/08/2022 13:59













Property Type: House Land Size: 3237 sqm approx

Agent Comments

Indicative Selling Price \$1,425,000

Median House Price June quarter 2022: \$1,550,000

Comparable Properties



94 Kangaroo Ground Warrandyte Rd NORTH **WARRANDYTE 3113 (REI)**

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Price: \$1,380,000 Method: Private Sale Date: 16/08/2022 Property Type: House Land Size: 4407 sqm approx Agent Comments



169 Research Warrandyte Rd NORTH WARRANDYTE 3113 (REI/VG)







Price: \$1,350,000 Method: Private Sale Date: 12/04/2022 Property Type: House Land Size: 1832 sqm approx **Agent Comments**



183 Research Warrandyte Rd NORTH WARRANDYTE 3113 (REI/VG)







Price: \$1,150,000 Method: Private Sale Date: 11/03/2022 Property Type: House Land Size: 1051 sqm approx **Agent Comments**

Account - Barry Plant | P: 03 9842 8888





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