

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

30 Kangaroo Ground-warrandyte Road, North Warrandyte Vic 3113

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

Property Type House

Suburb North Warrandyte

Period - From 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	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 comparable properties 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



 3  2  2

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)**

Agent Comments

 3  2  4

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



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

Agent Comments

 5  3  2

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



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

Agent Comments

 3  2  2

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