

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

156-166 Webb Street, Warrandyte Vic 3113

Indicative selling price

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

Single price

\$3,300,000

Median sale price

Median price

\$1,400,000

Property Type

House

Suburb

Warrandyte

Period - From

01/07/2024

to

30/09/2024

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	521 Ringwood Warrandyte Rd WARRANDYTE SOUTH 3134	\$3,950,000	21/03/2024
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:

11/11/2024 16:37



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Property Type: House
Land Size: 66692 sqm approx
Agent Comments

Indicative Selling Price
\$3,300,000
Median House Price
September quarter 2024: \$1,400,000

Comparable Properties



521 Ringwood Warrandyte Rd WARRANDYTE SOUTH 3134 (VG)

Agent Comments

 2  -  -

Price: \$3,950,000
Method: Sale
Date: 21/03/2024
Property Type: Hobby Farm < 20 ha (Rur)
Land Size: 9800 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.

Account - Barry Plant | P: 03 9842 8888



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