

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

42 Melbourne Hill Road, Warrandyte Vic 3113

Indicative selling price

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

Range between

\$1,150,000

&

\$1,250,000

Median sale price

Median price

\$1,550,000

Property Type

House

Suburb

Warrandyte

Period - From

01/10/2020

to

30/09/2021

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	3 Mopoke Hill Rd WARRANDYTE 3113	\$1,285,000	23/08/2021
2	3 Betton Cr WARRANDYTE 3113	\$1,266,777	01/10/2021
3	19 Trezise St WARRANDYTE 3113	\$1,200,000	04/08/2021

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:

28/10/2021 16:01



3 2 2

Property Type: House

Land Size: 1122 sqm approx

Agent Comments

Indicative Selling Price

\$1,150,000 - \$1,250,000

Median House Price

Year ending September 2021: \$1,550,000

Comparable Properties



3 Mopoke Hill Rd WARRANDYTE 3113 (REI)

3 1 2

Agent Comments

More level access, single level home

Price: \$1,285,000

Method: Private Sale

Date: 23/08/2021

Property Type: House (Res)

Land Size: 792 sqm approx



3 Betton Cr WARRANDYTE 3113 (REI)

4 3 -

Agent Comments

Extra bedroom and bathroom

Price: \$1,266,777

Method: Private Sale

Date: 01/10/2021

Property Type: House

Land Size: 1131 sqm approx



19 Trezise St WARRANDYTE 3113 (REI/VG)

4 2 1

Agent Comments

Price: \$1,200,000

Method: Sold Before Auction

Date: 04/08/2021

Property Type: House (Res)

Land Size: 819 sqm approx