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

140 Research-warrandyte Road, North Warrandyte Vic 3113

Indicative selling price

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

Range between | $880,000 | & | $950,000

Median sale price

Median price | $1,302,500 | Property Type | House | Suburb | North Warrandyte

Period - From | 01/04/2021 | to | 31/03/2022 | 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	183 Research Warrandyte Rd NORTH WARRANDYTE 3113	$1,150,000	11/03/2022
2	56 Yarra St WARRANDYTE 3113	$960,024	07/02/2022
3	92 Yarra St WARRANDYTE 3113	$950,000	14/04/2022

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: | 27/06/2022 08:55

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Property Type:
Divorce/Estate/Family Transfers
Land Size: 1162 sqm approx

Agent Comments

Indicative Selling Price
$880,000 - $950,000
Median House Price
Year ending March 2022: $1,302,500

Comparable Properties

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

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

Agent Comments

56 Yarra St WARRANDYTE 3113 (REI/VG)

🛏 2   🛁 1   🚗 2

Price: $960,024
Method: Private Sale
Date: 07/02/2022
Property Type: House (Res)
Land Size: 785 sqm approx

Agent Comments

92 Yarra St WARRANDYTE 3113 (VG)

🛏 3   🛁 -   🚗 -

Price: $950,000
Method: Sale
Date: 14/04/2022
Property Type: House (Res)
Land Size: 1066 sqm approx

Agent Comments

Account - Hoskins | P: 98747677, 9722 9755