# Statement of Information

# Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

\$1,273,000

# Property offered for sale

Address Including suburb and postcode	31 Wattleblossom Road, Warrandyte Vic 3113

#### Indicative selling price

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

Range between \$1,300,000 & \$1,350,000

# Median sale price

Median price	\$1,442,000	Pro	perty Type	House		Suburb	Warrandyte
Period - From	12/12/2020	to	11/12/2021		Source	REIV	

# Comparable property sales (\*Delete A or B below as applicable)

8 Forbes St WARRANDYTE 3113

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.

Ad	dress of comparable property	Price	Date of sale
1	450 Ringwood Warrandyte Rd WARRANDYTE 3113	\$1,442,000	27/11/2021
2	362 Ringwood Warrandyte Rd WARRANDYTE 3113	\$1,325,000	18/07/2021
1			

#### OR

3

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:	12/12/2021 16:03



08/11/2021







**Property Type:** House Land Size: 2102 sqm approx **Agent Comments** 

**Indicative Selling Price** \$1,300,000 - \$1,350,000 Median House Price 12/12/2020 - 11/12/2021: \$1,442.000

# Comparable Properties



450 Ringwood Warrandyte Rd WARRANDYTE

3113 (REI)

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Price: \$1,442,000 Method: Auction Sale Date: 27/11/2021

Property Type: House (Res) Land Size: 1795 sqm approx



362 Ringwood Warrandyte Rd WARRANDYTE Agent Comments

3113 (VG)





Price: \$1,325,000 Method: Sale Date: 18/07/2021

Property Type: House (Res) Land Size: 1631 sqm approx



8 Forbes St WARRANDYTE 3113 (REI)

Price: \$1,273,000 Method: Private Sale





Date: 08/11/2021 Property Type: House (Res) Land Size: 1122 sqm approx **Agent Comments** 

**Agent Comments** 

Account - Eview Group Frankston





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