

# 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

31 Wattleblossom Road, Warrandyte Vic 3113

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

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

### Median sale price

Median price \$1,442,000 Property 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)

**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
1 450 Ringwood Warrandyte Rd WARRANDYTE 3113	\$1,442,000	27/11/2021
2 362 Ringwood Warrandyte Rd WARRANDYTE 3113	\$1,325,000	18/07/2021
3 8 Forbes St WARRANDYTE 3113	\$1,273,000	08/11/2021

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:

12/12/2021 16:03



4 2 2

**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)** **Agent Comments**

4 3 2

**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 3113 (VG)** **Agent Comments**

3 - -

**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)** **Agent Comments**

4 2 2

**Price:** \$1,273,000  
**Method:** Private Sale  
**Date:** 08/11/2021  
**Property Type:** House (Res)  
**Land Size:** 1122 sqm approx

**Account - Eview Group Frankston**