

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

46 Pound Road, Warrandyte Vic 3113

Indicative selling price

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

Single price

\$1,470,000

Median sale price

Median price

\$1,365,000

Property Type

House

Suburb

Warrandyte

Period - From

01/07/2023

to

30/09/2023

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	5 Gold Nugget Rise WARRANDYTE 3113	\$1,700,000	05/05/2023
2	26 Lynette Av WARRANDYTE 3113	\$1,365,000	03/08/2023
3	10 Alan Pl WARRANDYTE 3113	\$1,235,000	24/08/2023

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:

06/11/2023 14:23



 4  2  2

Property Type: House (Res)

Land Size: 811 sqm approx

Agent Comments

Indicative Selling Price

\$1,470,000

Median House Price

September quarter 2023: \$1,365,000

Comparable Properties



5 Gold Nugget Rise WARRANDYTE 3113 (REI/VG)

Agent Comments

 5  2  2

Price: \$1,700,000

Method: Private Sale

Date: 05/05/2023

Property Type: House (Res)

Land Size: 800 sqm approx



26 Lynette Av WARRANDYTE 3113 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,365,000

Method: Private Sale

Date: 03/08/2023

Property Type: House (Res)

Land Size: 1332 sqm approx



10 Alan PI WARRANDYTE 3113 (REI)

Agent Comments

 4  2  2

Price: \$1,235,000

Method: Private Sale

Date: 24/08/2023

Property Type: House (Res)

Land Size: 929 sqm approx

Account - Barry Plant | P: 03 9842 8888