

# 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

4 Kallaroo Court, North 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 \$1,650,000

&

\$1,750,000

### Median sale price

Median price \$1,350,000

Property Type House

Suburb North Warrandyte

Period - From 01/07/2021

to

30/06/2022

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	63 Blooms Rd NORTH WARRANDYTE 3113	\$1,760,000	01/08/2022
2	8 Caloola Dr NORTH WARRANDYTE 3113	\$1,700,000	05/06/2022
3			

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:

22/08/2022 15:47



4   2   2

**Rooms:** 11

**Property Type:** House (Res)

**Land Size:** 6070 sqm approx

[Agent Comments](#)

**Indicative Selling Price**

\$1,650,000 - \$1,750,000

**Median House Price**

Year ending June 2022: \$1,350,000

## Comparable Properties



**63 Blooms Rd NORTH WARRANDYTE 3113 (REI)**

[Agent Comments](#)

5   3   2

**Price:** \$1,760,000

**Method:** Private Sale

**Date:** 01/08/2022

**Property Type:** House

**Land Size:** 6163 sqm approx



**8 Caloola Dr NORTH WARRANDYTE 3113 (REI)** [Agent Comments](#)

4   2   3

**Price:** \$1,700,000

**Method:** Private Sale

**Date:** 05/06/2022

**Property Type:** House (Res)

**Land Size:** 7486.69 sqm approx

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.

**Account - Jellis Craig** | P: 03 9431 1222 | F: 03 9439 7192