

## 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	42 Osborne Road, North Warrandyte Vic 3113
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#### Indicative selling price

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

Range between	\$1,500,000	&	\$1,650,000
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#### Median sale price

Median price	\$1,045,000	House	X	Unit		Suburb	North Warrandyte
Period - From	01/04/2018	to	31/03/2019	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		
2		
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.

42 Osborne Road, North Warrandyte Vic 3113

**Jellis  
Craig**

Chris Chapman

0421 736 592

chrischapman@jelliscraig.com.au



**Rooms:**

**Property Type:** House

**Land Size:** 4171 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,500,000 - \$1,650,000

**Median House Price**

Year ending March 2019: \$1,045,000

## Comparable Properties

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.