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

45 Osborne Road, North Warrandyte Vic 3113

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$1,850,000		&		\$2,000,000					
Median sale price										
Median price	\$1,540,000	Pro	operty Type Hous		ise		Suburb	North Warrandyte		
Period - From	01/10/2024	to	31/12/2024		So	ource	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	38a Osborne Rd NORTH WARRANDYTE 3113	\$1,805,000	24/08/2024
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.

This Statement of Information was prepared on:

14/02/2025 13:37





Chris Chapman 0421 736 592 chrischapman@jelliscraig.com.au





Rooms: 11 Property Type: House (Res) Land Size: 4643 sqm approx Agent Comments Indicative Selling Price \$1,850,000 - \$2,000,000 Median House Price December quarter 2024: \$1,540,000

Comparable Properties



38a Osborne Rd NORTH WARRANDYTE 3113 (REI/VG)



Price: \$1,805,000 Method: Auction Sale Date: 24/08/2024 Property Type: House (Res) Land Size: 4099 sqm approx

Agent Comments

Newer home however less accommodation, no pool and less usable land

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





The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria. The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.