

# 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](http://consumer.vic.gov.au/underquoting)

Range between \$1,850,000 & \$2,000,000

### Median sale price

Median price \$1,540,000 Property Type House Suburb North Warrandyte

Period - From 01/10/2024 to 31/12/2024 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	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.

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**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.