

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

24 Brogil Road, North Warrandyte Vic 3113

Indicative selling price

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

Range between \$1,800,000

&

\$1,950,000

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	3 Charlotte Ct NORTH WARRANDYTE 3113	\$1,950,000	25/04/2022
2	4 Kallaroo Ct NORTH WARRANDYTE 3113	\$1,852,000	09/09/2022
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:

19/09/2022 10:23



5 2 2

Property Type: House
Land Size: 6226 sqm approx
Agent Comments

Indicative Selling Price
\$1,800,000 - \$1,950,000
Median House Price
Year ending June 2022: \$1,350,000

Comparable Properties



3 Charlotte Ct NORTH WARRANDYTE 3113 (REI)

Agent Comments

4 3 3

Price: \$1,950,000
Method: Private Sale
Date: 25/04/2022
Property Type: House
Land Size: 6000 sqm approx



4 Kallaroo Ct NORTH WARRANDYTE 3113 (REI)

Agent Comments

4 2 2

Price: \$1,852,000
Method: Private Sale
Date: 09/09/2022
Property Type: House
Land Size: 6070 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