

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

19 Brogil Road, North Warrandyte Vic 3113

Indicative selling price

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

Range between

\$1,700,000

&

\$1,800,000

Median sale price

Median price

\$1,140,000

Property Type

House

Suburb

North Warrandyte

Period - From

01/04/2020

to

31/03/2021

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	64 Blooms Rd NORTH WARRANDYTE 3113	\$1,810,000	10/12/2020
2	23 Brogil Rd NORTH WARRANDYTE 3113	\$1,752,000	02/12/2020
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:

04/05/2021 10:09



 3  2  2

Property Type: House
Land Size: 7502 sqm approx
Agent Comments

Indicative Selling Price
\$1,700,000 - \$1,800,000
Median House Price
Year ending March 2021: \$1,140,000

Comparable Properties



64 Blooms Rd NORTH WARRANDYTE 3113 (REI)

Agent Comments

 4  3  2

Price: \$1,810,000
Method: Private Sale
Date: 10/12/2020
Property Type: House
Land Size: 5803 sqm approx



23 Brogil Rd NORTH WARRANDYTE 3113 (VG) **Agent Comments**

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Price: \$1,752,000
Method: Sale
Date: 02/12/2020
Property Type: Hobby Farm < 20 ha (Rur)
Land Size: 10100 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.