

George Pangalos 03 9842 8888 0430 060 123 gpangalos@barryplant.com.au

# 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

85 18 Pound Road, Warrandyte Vic 3113 d le

## Indicative selling price

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

Range between	\$1,050,000	&	\$1,155,000

#### Median sale price

Median price	\$1,081,000	Hou	ise X	Unit		Suburb	Warrandyte
Period - From	01/07/2017	to	30/09/2017		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 sixmonths 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**<sup>\*</sup> 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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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.









Rooms: Property Type: House (Res) Land Size: 1567.20 sqm approx Agent Comments George Pangalos 03 9842 8888 0430 060 123 gpangalos@barryplant.com.au

Indicative Selling Price \$1,050,000 - \$1,155,000 Median House Price September quarter 2017: \$1,081,000

# **Comparable Properties**

27 Trezise St WARRANDYTE 3113 (REI/VG) 4 2 2 2 Price: \$1,103,500 Method: Sold Before Auction Date: 08/08/2017 Rooms: 10 Property Type: House	Agent Comments
Land Size: 808 sqm approx 60 Yarra St WARRANDYTE 3113 (REI/VG) 4 2 2 2 Price: \$1,081,000 Method: Private Sale Date: 21/08/2017 Rooms: 7 Property Type: House (Res) Land Size: 1015 sqm approx	Agent Comments

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