

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

18 Pound Road, Warrandyte Vic 3113

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

House

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 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		
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.



Rooms:

Property Type: House (Res)

Land Size: 1567.20 sqm approx

Agent Comments

Comparable Properties

27 Trezise St WARRANDYTE 3113 (REI/VG)

Agent Comments



Price: \$1,103,500

Method: Sold Before Auction

Date: 08/08/2017

Rooms: 10

Property Type: House

Land Size: 808 sqm approx



60 Yarra St WARRANDYTE 3113 (REI/VG)

Agent Comments



Price: \$1,081,000

Method: Private Sale

Date: 21/08/2017

Rooms: 7

Property Type: House (Res)

Land Size: 1015 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.