

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

39 Valias Street, North Warrandyte Vic 3113

Indicative selling price

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

Single price

\$925,000

Median sale price

Median price

\$1,006,400

Property Type

House

Suburb

North Warrandyte

Period - From

01/07/2019

to

30/06/2020

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	11 Marbert Ct NORTH WARRANDYTE 3113	\$950,000	17/02/2020
2	22 Danita Dr NORTH WARRANDYTE 3113	\$909,000	07/07/2020
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:

29/07/2020 14:26



Property Type: House (Res)
Land Size: 1457 sqm approx
Agent Comments

Indicative Selling Price

\$925,000

Median House Price

Year ending June 2020: \$1,006,400

Comparable Properties



11 Marbert Ct NORTH WARRANDYTE 3113 (REI/VG)

Agent Comments



Price: \$950,000
Method: Private Sale
Date: 17/02/2020
Property Type: House (Res)
Land Size: 4047 sqm approx



22 Danita Dr NORTH WARRANDYTE 3113 (REI) **Agent Comments**



Price: \$909,000
Method: Private Sale
Date: 07/07/2020
Rooms: 4
Property Type: House

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.