

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 Trezise Street, Warrandyte Vic 3113

Indicative selling price

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

Range between \$1,100,000

&

\$1,200,000

Median sale price

Median price \$1,322,500

Property Type House

Suburb 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	8 Fossickers Way WARRANDYTE 3113	\$1,100,000	19/06/2021
2	4 Beveridge St WARRANDYTE 3113	\$1,055,000	21/04/2021
3	6 Valley Way WARRANDYTE 3113	\$1,185,000	25/02/2021

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:

09/07/2021 15:03

19 Trezise Street, Warrandyte Vic 3113

**Jellis
Craig**

Chris Chapman

0421 736 592

chrischapman@jellisrcraig.com.au



 4  2  1

Rooms: 6

Property Type: House

Land Size: 819 sqm approx

Agent Comments

Indicative Selling Price

\$1,100,000 - \$1,200,000

Median House Price

Year ending March 2021: \$1,322,500

Comparable Properties



8 Fossickers Way WARRANDYTE 3113 (REI)

Agent Comments

 4  1  2

Price: \$1,100,000

Method: Auction Sale

Date: 19/06/2021

Property Type: House (Res)

Land Size: 796 sqm approx



4 Beveridge St WARRANDYTE 3113 (REI/VG)

Agent Comments

 4  3  1

Price: \$1,055,000

Method: Private Sale

Date: 21/04/2021

Property Type: House

Land Size: 1012 sqm approx



6 Valley Way WARRANDYTE 3113 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,185,000

Method: Private Sale

Date: 25/02/2021

Property Type: House (Res)

Land Size: 1000 sqm approx

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