

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	15 Aton Street, North Warrandyte Vic 3113
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Indicative selling price

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

Single price	\$900,000
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Median sale price

Median price	\$1,045,000	House	X	Unit		Suburb	North Warrandyte
Period - From	01/04/2018	to	31/03/2019	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.

15 Aton Street, North Warrandyte Vic 3113

**Jellis
Craig**

Chris Chapman

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Rooms:

Property Type: House (Previously Occupied - Detached)

Agent Comments

Indicative Selling Price

\$900,000

Median House Price

Year ending March 2019: \$1,045,000

Comparable Properties



41 Somers Rd NORTH WARRANDYTE 3113 (REI)

Agent Comments



Price: \$935,000

Method: Private Sale

Date: 13/04/2019

Rooms: -

Property Type: House

Land Size: 3618 sqm approx



167 Research warrandyte Rd NORTH WARRANDYTE 3113 (REI/VG)

Agent Comments



Price: \$860,000

Method: Private Sale

Date: 12/12/2018

Rooms: -

Property Type: House

Land Size: 2183 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.