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

30 The Boulevard, North Warrandyte Vic 3113

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$1,290,000		&		\$1,390,000					
Median sale p	rice									
Median price	\$1,437,500	Pro	operty Type Hous		se		Suburb	North Warrandyte		
Period - From	01/04/2024	to	30/06/2024		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	206-210 Yarra St WARRANDYTE 3113	\$1,350,000	25/07/2024
2	4 Carol Ct WARRANDYTE 3113	\$1,325,000	24/07/2024
3	94 Yarra St WARRANDYTE 3113	\$1,300,000	08/05/2024

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:

23/08/2024 09:15





Scott Nugent 0438 054 993 scottnugent@jelliscraig.com.au





Property Type: House Land Size: 2350 sqm approx Agent Comments Indicative Selling Price \$1,290,000 - \$1,390,000 Median House Price June quarter 2024: \$1,437,500

Comparable Properties



206-210 Yarra St WARRANDYTE 3113 (REI)



Price: \$1,350,000 Method: Private Sale Date: 25/07/2024 Property Type: House (Res)

4 Carol Ct WARRANDYTE 3113 (REI)

94 Yarra St WARRANDYTE 3113 (REI/VG)

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Price: \$1,325,000 Method: Private Sale Date: 24/07/2024 Property Type: House (Res)

Agent Comments

Agent Comments

Agent Comments



Price: \$1,300,000 Method: Private Sale Date: 08/05/2024 Property Type: House Land Size: 1006 sqm approx

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Account - Jellis Craig | P: 03 9431 1222 | F: 03 9439 7192



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