

# 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](http://consumer.vic.gov.au/underquoting)

Range between \$1,290,000 & \$1,390,000

### Median sale price

Median price \$1,437,500 Property Type House Suburb North Warrandyte

Period - From 01/04/2024 to 30/06/2024 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	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



 4  2  4

**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)**

**Agent Comments**

 4  2  2

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



**4 Carol Ct WARRANDYTE 3113 (REI)**

**Agent Comments**

 4  2  -

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



**94 Yarra St WARRANDYTE 3113 (REI/VG)**

**Agent Comments**

 3  2  2

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

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