

# 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 Somers Road, North Warrandyte Vic 3113

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price

\$1,750,000

### Median sale price

Median price

\$1,300,000

Property Type

House

Suburb

North Warrandyte

Period - From

01/04/2023

to

30/06/2023

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	52 Yarra St WARRANDYTE 3113	\$1,710,000	16/08/2023
2	33 Kruses Rd NORTH WARRANDYTE 3113	\$1,660,000	05/04/2023
3	55 Weerona Way NORTH WARRANDYTE 3113	\$1,650,000	23/05/2023

**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:

30/08/2023 08:21

19 Somers Road, North Warrandyte Vic 3113

**Jellis  
Craig**

Chris Chapman  
0421 736 592  
chrischapman@jellisrcraig.com.au



4 2 2

**Property Type:** House  
**Land Size:** 2542 sqm approx  
**Agent Comments**

**Indicative Selling Price**

\$1,750,000

**Median House Price**

June quarter 2023: \$1,300,000

## Comparable Properties



**52 Yarra St WARRANDYTE 3113 (REI)**

**Agent Comments**

4 2 2

**Price:** \$1,710,000  
**Method:** Private Sale  
**Date:** 16/08/2023  
**Property Type:** House (Res)  
**Land Size:** 857 sqm approx



**33 Kruses Rd NORTH WARRANDYTE 3113 (REI)**

**Agent Comments**

5 3 3

**Price:** \$1,660,000  
**Method:** Private Sale  
**Date:** 05/04/2023  
**Property Type:** House  
**Land Size:** 4062 sqm approx



**55 Weerona Way NORTH WARRANDYTE 3113 (REI)**

**Agent Comments**

4 2 4

**Price:** \$1,650,000  
**Method:** Private Sale  
**Date:** 23/05/2023  
**Property Type:** House  
**Land Size:** 4103 sqm approx

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



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