

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

24 Bradleys Lane, North Warrandyte Vic 3113

Indicative selling price

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

Range between \$2,300,000

&

\$2,500,000

Median sale price

Median price \$1,202,500

Property Type House

Suburb North Warrandyte

Period - From 01/01/2023

to

31/12/2023

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	43 Blooms Rd NORTH WARRANDYTE 3113	\$2,350,000	17/03/2024
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.~~

This Statement of Information was prepared on:

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24 Bradleys Lane, North Warrandyte Vic 3113



Chris Chapman
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Property Type:
Divorce/Estate/Family Transfers
Land Size: 4451 sqm approx
Agent Comments

Indicative Selling Price
\$2,300,000 - \$2,500,000
Median House Price
Year ending December 2023: \$1,202,500

Comparable Properties



43 Blooms Rd NORTH WARRANDYTE 3113 (REI)

4 4 6

Price: \$2,350,000
Method: Private Sale
Date: 17/03/2024
Property Type: House (Res)
Land Size: 4112 sqm approx

Agent Comments
Newer home, inferior location and less accommodation. No pool.

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.

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



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