

# 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

39 Bradleys Lane, 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)

Range between

\$2,100,000

&

\$2,300,000

### Median sale price

Median price

\$1,437,500

Property Type

House

Suburb

North Warrandyte

Period - From

18/07/2023

to

17/07/2024

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	24 Bradleys La NORTH WARRANDYTE 3113	\$2,408,000	01/05/2024
2	43 Blooms Rd NORTH WARRANDYTE 3113	\$2,350,000	17/03/2024
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:

18/07/2024 16:09



4 3 2

**Property Type:** House  
**Land Size:** 5185 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$2,100,000 - \$2,300,000  
**Median House Price**  
18/07/2023 - 17/07/2024: \$1,437,500

## Comparable Properties



**24 Bradleys La NORTH WARRANDYTE 3113 (REI)**

**Agent Comments**

5 4 2

**Price:** \$2,408,000  
**Method:** Private Sale  
**Date:** 01/05/2024  
**Property Type:** House  
**Land Size:** 4466 sqm approx



**43 Blooms Rd NORTH WARRANDYTE 3113 (REI/VG)**

**Agent Comments**

4 4 6

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