## 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 |             |     |             |     |             |      |        |                  |  |  |
|--|-------------|-----|-------------|-----|-------------|------|--------|------------------|--|--|
| Range betweer  | \$2,100,000 |     | &           |     | \$2,300,000 |      |        |                  |  |  |
| Median sale p  | rice        |     |             |     |             |      |        |                  |  |  |
| Median price   | \$1,437,500 | Pro | operty Type | Hou | se          |      | Suburb | North Warrandyte |  |  |
| Period - From  | 18/07/2023  | to  | 17/07/2024  |     | 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 sixmonths 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  | 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**<sup>\*</sup> 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









**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**



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

propertydata



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