

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

164 Research-warrandyte Road, North Warrandyte Vic 3113

Indicative selling price

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

Range between \$850,000 & \$920,000

Median sale price

Median price \$1,317,500 Property Type House Suburb North Warrandyte

Period - From 01/10/2021 to 30/09/2022 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	7 Lewis Rd NORTH WARRANDYTE 3113	\$951,000	30/08/2022
2	46 Valias St NORTH WARRANDYTE 3113	\$925,000	06/05/2022
3	140 Research Warrandyte Rd NORTH WARRANDYTE 3113	\$870,000	20/08/2022

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: 20/10/2022 14:11



2 1 2

Property Type: House
Land Size: 1652 sqm approx
Agent Comments

Indicative Selling Price
\$850,000 - \$920,000
Median House Price
Year ending September 2022: \$1,317,500

Comparable Properties



7 Lewis Rd NORTH WARRANDYTE 3113 (REI) **Agent Comments**

3 1 2

Price: \$951,000
Method: Private Sale
Date: 30/08/2022
Property Type: House
Land Size: 1086 sqm approx



46 Valias St NORTH WARRANDYTE 3113 (REI/VG) **Agent Comments**

3 2 -

Price: \$925,000
Method: Private Sale
Date: 06/05/2022
Rooms: 4
Property Type: House (Res)
Land Size: 1635 sqm approx



140 Research Warrandyte Rd NORTH WARRANDYTE 3113 (REI) **Agent Comments**

2 1 2

Price: \$870,000
Method: Private Sale
Date: 20/08/2022
Property Type: House (Res)
Land Size: 1162 sqm approx

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