

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	14 Amersham Drive, Warrandyte Vic 3113
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Indicative selling price

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

Single price	\$1,075,000
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Median sale price

Median price	\$1,445,000	Property Type	House	Suburb	Warrandyte
Period - From	01/01/2024	to	31/12/2024	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		
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:	04/02/2025 21:42
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14 Amersham Drive, Warrandyte Vic 3113



first
national
REAL ESTATE

Bill Schlink

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Indicative Selling Price

\$1,075,000

Median House Price

Year ending December 2024: \$1,445,000



Property Type:

Agent Comments



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 - Bill Schlink First National | P: 03 9846 2111 | F: 03 9846 5241



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