## Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Including suburb and postcode

Address 30 Valias Street, North Warrandyte Vic 3113

#### Indicative selling price

| For the meaning of this price see consumer.vic.gov.au/underquoting |               |     |               |  |             |      |        |                  |  |
|--|---------------|-----|---------------|--|-------------|------|--------|------------------|--|
| Range betweer  | n \$1,300,000 |     | &             |  | \$1,400,000 |      |        |                  |  |
| Median sale price  |               |     |               |  |             |      |        |                  |  |
| Median price   | \$1,266,000   | Pro | Property Type |  | House       |      | Suburb | North Warrandyte |  |
| Period - From  | 01/10/2020    | to  | 30/09/2021    |  | 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  | 23 Boyd St NORTH WARRANDYTE 3113                 | \$1,510,000 | 25/09/2021   |
| 2  | 179 Research Warrandyte Rd NORTH WARRANDYTE 3113 | \$1,217,000 | 02/10/2021   |
| 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:

28/10/2021 10:48









**Property Type:** House **Land Size:** 1378 sqm approx Agent Comments Indicative Selling Price \$1,300,000 - \$1,400,000 Median House Price Year ending September 2021: \$1,266,000

# **Comparable Properties**

| 23 Boyd St NORTH WARRANDYTE 3113 (REI)<br>4  3  2<br>Price: \$1,510,000<br>Method: Private Sale<br>Date: 25/09/2021<br>Property Type: House<br>Land Size: 6433 sqm approx                         | Agent Comments<br>larger block, swimming pool, however more<br>dated interior |
|---|---|
| 179 Research Warrandyte Rd NORTH<br>WARRANDYTE 3113 (REI)<br>4 2 2 2<br>Price: \$1,217,000<br>Method: Auction Sale<br>Date: 02/10/2021<br>Property Type: House (Res)<br>Land Size: 973 sqm approx | Agent Comments<br>smaller block, main road location                           |

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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