

# 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

41 Koornong Crescent, North Warrandyte Vic 3113

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,100,000 & \$1,200,000

### Median sale price

Median price \$1,266,000 Property Type House Suburb North Warrandyte

Period - From 01/10/2020 to 30/09/2021 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	95 Kangaroo Ground Warrandyte Rd NORTH WARRANDYTE 3113	\$1,105,000	28/05/2021
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: 25/10/2021 10:30

41 Koornong Crescent, North Warrandyte Vic 3113

**Jellis  
Craig**

John Le Gros

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**Indicative Selling Price**

\$1,100,000 - \$1,200,000

**Median House Price**

Year ending September 2021: \$1,266,000



 4  2  2

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 1807 sqm approx

Agent Comments

## Comparable Properties

**95 Kangaroo Ground Warrandyte Rd NORTH  
WARRANDYTE 3113 (VG)**

Agent Comments

 3  -  -

**Price:** \$1,105,000

**Method:** Sale

**Date:** 28/05/2021

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 2204 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.

**Account** - Jellis Craig | P: 03 9431 1222 | F: 03 9439 7192



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