

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

3 Caloola Drive, North Warrandyte Vic 3113

Indicative selling price

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

Range between

\$1,400,000

&

\$1,500,000

Median sale price

Median price

\$1,320,000

Property Type

House

Suburb

North Warrandyte

Period - From

01/04/2022

to

31/03/2023

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	25 Hamilton Rd NORTH WARRANDYTE 3113	\$1,520,000	06/12/2022
2	10 Eileen CI NORTH WARRANDYTE 3113	\$1,475,000	27/04/2023
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:

22/05/2023 13:57

3 Caloola Drive, North Warrandyte Vic 3113

**Jellis
Craig**

Chris Chapman

0421 736 592

chrischapman@jellisrcraig.com.au



3 2 2

Property Type: House

Land Size: 4871 sqm approx

Agent Comments

Indicative Selling Price

\$1,400,000 - \$1,500,000

Median House Price

Year ending March 2023: \$1,320,000

Comparable Properties



25 Hamilton Rd NORTH WARRANDYTE 3113 (REI/VG)

Agent Comments

4 3 2

Price: \$1,520,000

Method: Private Sale

Date: 06/12/2022

Property Type: House

Land Size: 4037 sqm approx



10 Eileen Ct NORTH WARRANDYTE 3113 (REI)

Agent Comments

4 3 5

Price: \$1,475,000

Method: Private Sale

Date: 27/04/2023

Property Type: House

Land Size: 1 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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