

# 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

6 Alan Place, 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 \$1,150,000

&

\$1,250,000

### Median sale price

Median price \$1,430,000

Property Type House

Suburb Warrandyte

Period - From 01/07/2020

to

30/06/2021

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	13-15 Houghton Rd WARRANDYTE 3113	\$1,090,000	30/06/2021
2	17 Mopoke Hill Rd WARRANDYTE 3113	\$1,185,000	07/04/2021
3	6 Valley Way WARRANDYTE 3113	\$1,185,000	25/02/2021

**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:

02/08/2021 12:58



4 2 2

**Property Type:** House  
**Land Size:** 1513 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,150,000 - \$1,250,000  
**Median House Price**  
Year ending June 2021: \$1,430,000

## Comparable Properties



**13-15 Houghton Rd WARRANDYTE 3113 (REI)** **Agent Comments**

3 2 2

**Price:** \$1,090,000  
**Method:** Private Sale  
**Date:** 30/06/2021  
**Property Type:** House  
**Land Size:** 1180 sqm approx



**17 Mopoke Hill Rd WARRANDYTE 3113 (REI/VG)** **Agent Comments**

4 2 2

**Price:** \$1,185,000  
**Method:** Private Sale  
**Date:** 07/04/2021  
**Property Type:** House (Res)  
**Land Size:** 1272 sqm approx



**6 Valley Way WARRANDYTE 3113 (REI/VG)** **Agent Comments**

4 2 2

**Price:** \$1,185,000  
**Method:** Private Sale  
**Date:** 25/02/2021  
**Property Type:** House (Res)  
**Land Size:** 1000 sqm approx