## 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

145 Research-warrandyte Road, North Warrandyte Vic 3113

#### Indicative selling price

For the meaning	of this price see	con	sumer.vic.go	v.au	/underquot	ting			
Range betweer	\$1,400,000		&		\$1,500,000				
Median sale price									
Median price	\$1,058,700	Pro	roperty Type Hous		se		Suburb	North Warrandyte	
Period - From	01/10/2019	to	30/09/2020		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.

Ade	dress of comparable property	Price	Date of sale
1	31 Danita Dr NORTH WARRANDYTE 3113	\$1,400,000	08/07/2020
2			
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:

16/11/2020 14:18



Date: 08/07/2020 Property Type: House Land Size: 6561 sqm approx







**Property Type:** House **Land Size:** 6334 sqm approx Agent Comments Indicative Selling Price \$1,400,000 - \$1,500,000 Median House Price Year ending September 2020: \$1,058,700

# **Comparable Properties**



 

 31 Danita Dr NORTH WARRANDYTE 3113 (REI/VG)
 Agent Comments

 Image: 4
 Image: 2

 Price: \$1,400,000

 Method: Private Sale

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



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.