

# 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

69 Blooms Road, North Warrandyte Vic 3113

### Indicative selling price

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

Range between

\$1,500,000

&

\$1,600,000

### Median sale price

Median price

\$1,437,500

Property Type

House

Suburb

North Warrandyte

Period - From

01/04/2024

to

30/06/2024

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	131 Research Warrandyte Rd NORTH WARRANDYTE 3113	\$1,760,000	27/07/2024
2	30 Aton St NORTH WARRANDYTE 3113	\$1,480,000	22/07/2024
3	30 Blooms Rd NORTH WARRANDYTE 3113	\$1,500,000	21/05/2024

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:

11/10/2024 09:30



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**Property Type:**  
**Land Size:** 4141 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,500,000 - \$1,600,000  
**Median House Price**  
June quarter 2024: \$1,437,500

## Comparable Properties

**131 Research Warrandyte Rd NORTH  
WARRANDYTE 3113 (VG)**

**Agent Comments**

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**Price:** \$1,760,000  
**Method:** Sale  
**Date:** 27/07/2024  
**Property Type:** Hobby Farm < 20 ha (Rur)  
**Land Size:** 6234 sqm approx



**30 Aton St NORTH WARRANDYTE 3113  
(REI/VG)**

**Agent Comments**

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**Price:** \$1,480,000  
**Method:** Private Sale  
**Date:** 22/07/2024  
**Property Type:** House  
**Land Size:** 2034 sqm approx



**30 Blooms Rd NORTH WARRANDYTE 3113  
(REI/VG)**

**Agent Comments**

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**Price:** \$1,500,000  
**Method:** Private Sale  
**Date:** 21/05/2024  
**Property Type:** House (Res)  
**Land Size:** 8093.72 sqm approx

**Account - Barry Plant** | P: (03) 9431 1243