#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Price

#### Property offered for sale

Address	14 Batskos Drive, Warrandyte Vic 3113
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$2,700,000	&	\$2,900,000
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#### Median sale price

Median price	\$1,400,000	Pro	perty Type	House		Suburb	Warrandyte
Period - From	01/07/2024	to	30/09/2024		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

Aut	Address of comparable property		Date of Sale
1	251-255 Tindals Rd WARRANDYTE 3113	\$2,538,888	19/11/2024
2	37 Oakland Dr WARRANDYTE 3113	\$2,975,000	10/10/2024
3	6 Rivulet PI WARRANDYTE 3113	\$3,040,000	02/09/2024

#### 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:	03/12/2024 13:58



Date of sale







Property Type: House Land Size: 3638 sqm approx **Agent Comments** 

**Indicative Selling Price** \$2,700,000 - \$2,900,000 **Median House Price** September quarter 2024: \$1,400,000

## Comparable Properties



251-255 Tindals Rd WARRANDYTE 3113 (REI)

**Agent Comments** 

Price: \$2,538,888 Method: Private Sale Date: 19/11/2024 Property Type: House

Land Size: 4510 sqm approx



37 Oakland Dr WARRANDYTE 3113 (REI)





**Agent Comments** 

Price: \$2,975,000 Method: Private Sale Date: 10/10/2024 Property Type: House

Land Size: 4045 sqm approx



6 Rivulet PI WARRANDYTE 3113 (REI)

Price: \$3,040,000 Method: Private Sale Date: 02/09/2024

Property Type: House (Res) Land Size: 5430 sqm approx **Agent Comments** 

Account - Barry Plant | P: 03 9842 8888





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