

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

2 Cemetery Road, Warrandyte Vic 3113

Indicative selling price

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

Range between \$1,650,000 & \$1,750,000

Median sale price

Median price \$1,450,000 Property Type House Suburb Warrandyte

Period - From 01/01/2021 to 31/03/2021 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	97 Brackenbury St WARRANDYTE 3113	\$1,775,000	24/02/2021
2	11 Houghton Rd WARRANDYTE 3113	\$1,720,000	18/04/2021
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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: 18/05/2021 13:40



Property Type: House

Land Size: 810 sqm approx

Agent Comments

Comparable Properties



97 Brackenbury St WARRANDYTE 3113 (REI) Agent Comments



Price: \$1,775,000

Method: Auction Sale

Date: 24/02/2021

Property Type: House (Res)

Land Size: 1023 sqm approx



11 Houghton Rd WARRANDYTE 3113 (REI) Agent Comments



Price: \$1,720,000

Method: Private Sale

Date: 18/04/2021

Property Type: House

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.