

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

36 Kangaroo Ground-warrandyte Road, North Warrandyte Vic 3113

Indicative selling price

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

Range between \$1,100,000 & \$1,200,000

Median sale price

Median price \$1,058,700 Property Type House Suburb North Warrandyte

Period - From 01/10/2019 to 30/09/2020 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	11 Kruses Rd NORTH WARRANDYTE 3113	\$1,250,000	04/10/2020
2	5 Caloola Dr NORTH WARRANDYTE 3113	\$1,140,000	31/05/2020
3			

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: 01/11/2020 18:33



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Property Type: House
Land Size: 4155 sqm approx
Agent Comments

Indicative Selling Price
\$1,100,000 - \$1,200,000
Median House Price
Year ending September 2020: \$1,058,700

Comparable Properties



**11 Kruses Rd NORTH WARRANDYTE 3113
(REI)**

Agent Comments

3 2 2

Price: \$1,250,000
Method: Private Sale
Date: 04/10/2020
Property Type: House (Res)
Land Size: 4000 sqm approx



**5 Caloola Dr NORTH WARRANDYTE 3113
(REI/VG)**

Agent Comments

4 2 2

Price: \$1,140,000
Method: Private Sale
Date: 31/05/2020
Property Type: House
Land Size: 6148 sqm approx

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.