## 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 32 Kangaroo Ground-warrandyte Road, North Warrandyte Vic 3113 Including suburb and postcode

#### Indicative selling price

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

Range between \$1,385,000 \$1,485,000 &

### Median sale price

Median price	\$1,317,500	Pro	perty Type	House		Suburb	North Warrandyte
Period - From	01/10/2021	to	30/09/2022		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

Add	dress of comparable property	Price	Date of sale
1	5-7 Hawkes Rd NORTH WARRANDYTE 3113	\$1,550,000	27/06/2022
2	30 Kangaroo Ground Warrandyte Rd NORTH WARRANDYTE 3113	\$1,425,000	18/10/2022
3	94 Kangaroo Ground Warrandyte Rd NORTH WARRANDYTE 3113	\$1,380,000	16/08/2022

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	19/10/2022 16:05





Chris Chapman 0421 736 592 chrischapman@jelliscraig.com.au





**Property Type:** House (Res) **Land Size:** 3333 sqm approx

**Agent Comments** 

Indicative Selling Price \$1,385,000 - \$1,485,000 Median House Price Year ending September 2022: \$1,317,500

## Comparable Properties



5-7 Hawkes Rd NORTH WARRANDYTE 3113

(REI)

**4** 

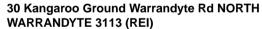
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**Price:** \$1,550,000 **Method:** Private Sale **Date:** 27/06/2022

**Property Type:** House (Res) **Land Size:** 4628 sqm approx

**Agent Comments** 



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**a** 

Price: \$1,425,000 Method: Private Sale Date: 18/10/2022 Property Type: House Land Size: 3237 sgm approx Agent Comments



94 Kangaroo Ground Warrandyte Rd NORTH

WARRANDYTE 3113 (REI)

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**Agent Comments** 

Price: \$1,380,000 Method: Private Sale Date: 16/08/2022 Property Type: House Land Size: 4407 sqm approx

Account - Jellis Craig | P: 03 9431 1222 | F: 03 9439 7192





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