

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 Pound Road, Warrandyte Vic 3113

Indicative selling price

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

Single price

\$959,000

Median sale price

Median price

\$1,156,000

Property Type

House

Suburb

Warrandyte

Period - From

01/04/2020

to

30/06/2020

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	27 Lynette Av WARRANDYTE 3113	\$975,000	16/03/2020
2	9 Leber St WARRANDYTE 3113	\$880,000	23/02/2020
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:

21/07/2020 13:51



 3  1  2

Property Type: House (Res)

Land Size: 773 sqm approx

Agent Comments

Indicative Selling Price

\$959,000

Median House Price

June quarter 2020: \$1,156,000

Comparable Properties



27 Lynette Av WARRANDYTE 3113 (REI/VG)

Agent Comments

 4  2  2

Price: \$975,000

Method: Private Sale

Date: 16/03/2020

Property Type: House

Land Size: 884 sqm approx



9 Leber St WARRANDYTE 3113 (REI/VG)

Agent Comments

 3  1  2

Price: \$880,000

Method: Auction Sale

Date: 23/02/2020

Rooms: 4

Property Type: House (Res)

Land Size: 870 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.