

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

80 Glynn Road, North Warrandyte Vic 3113

Indicative selling price

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

Range between \$1,380,000

&

\$1,480,000

Median sale price

Median price \$1,202,500

Property Type House

Suburb North Warrandyte

Period - From 01/01/2023

to

31/12/2023

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	5 Boyd St NORTH WARRANDYTE 3113	\$1,515,000	06/02/2024
2	47b Blooms Rd NORTH WARRANDYTE 3113	\$1,460,000	10/02/2024
3	28 Hawkes Rd NORTH WARRANDYTE 3113	\$1,400,000	08/11/2023

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:

21/02/2024 17:22



Property Type: House (Previously Occupied - Detached)

Land Size: 4072 sqm approx

Agent Comments

Indicative Selling Price

\$1,380,000 - \$1,480,000

Median House Price

Year ending December 2023: \$1,202,500

Comparable Properties



5 Boyd St NORTH WARRANDYTE 3113 (REI)

Agent Comments



Extra bathroom and more usable land, however no views

Price: \$1,515,000

Method: Sold Before Auction

Date: 06/02/2024

Property Type: House (Res)

Land Size: 4057 sqm approx



47b Blooms Rd NORTH WARRANDYTE 3113 (REI)

Agent Comments



Price: \$1,460,000

Method: Private Sale

Date: 10/02/2024

Property Type: House

Land Size: 8001 sqm approx



28 Hawkes Rd NORTH WARRANDYTE 3113 (REI)

Agent Comments

Smaller land although more usable



Price: \$1,400,000

Method: Private Sale

Date: 08/11/2023

Property Type: House

Land Size: 2158 sqm approx