

# 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

48 Glynns Road, North Warrandyte Vic 3113

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$1,400,000

&

\$1,500,000

### 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	121 Glynns Rd NORTH WARRANDYTE 3113	\$1,475,000	03/11/2020
2	54 Weerona Way KANGAROO GROUND 3113	\$1,430,000	12/08/2020
3	31 Danita Dr NORTH WARRANDYTE 3113	\$1,400,000	08/07/2020

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:

19/11/2020 15:55



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**Property Type:** House  
**Land Size:** 4569 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,400,000 - \$1,500,000  
**Median House Price**  
Year ending September 2020: \$1,058,700

## Comparable Properties



**121 Glynns Rd NORTH WARRANDYTE 3113 (REI)**

**Agent Comments**

4   2   2

**Price:** \$1,475,000  
**Method:** Private Sale  
**Date:** 03/11/2020  
**Property Type:** House  
**Land Size:** 6414 sqm approx

**54 Weerona Way KANGAROO GROUND 3113 (VG)**

**Agent Comments**

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**Price:** \$1,430,000  
**Method:** Sale  
**Date:** 12/08/2020  
**Property Type:** Hobby Farm < 20 ha (Rur)  
**Land Size:** 4061 sqm approx



**31 Danita Dr NORTH WARRANDYTE 3113 (REI/VG)**

**Agent Comments**

4   2   2

**Price:** \$1,400,000  
**Method:** Private Sale  
**Date:** 08/07/2020  
**Property Type:** House  
**Land Size:** 6561 sqm approx