## 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										
Range betweer	\$1,400,000		&		\$1,500,000					
Median sale price										
Median price	\$1,058,700	Pro	Property Type Hous		se		Suburb	North Warrandyte		
Period - From	01/10/2019	to	30/09/2020		So	ource	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.

Ado	dress 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









**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 Agent Comments (REI)



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 Agent Comments (VG)



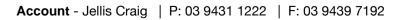
Price: \$1,430,000 Method: Sale Date: 12/08/2020 Property Type: Hobby Farm < 20 ha (Rur) Land Size: 4061 sqm approx



31 Danita Dr NORTH WARRANDYTE 3113 (REI/VG)



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





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.