

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

15 Pigeon Bank Road, North Warrandyte Vic 3113

Indicative selling price

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

Range between \$1,950,000

&

\$2,100,000

Median sale price

Median price \$1,450,000

Property Type House

Suburb North Warrandyte

Period - From 05/08/2023

to

04/08/2024

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	120 Kangaroo Ground Warrandyte Rd NORTH WARRANDYTE 3113	\$2,550,000	22/05/2024
2	43 Blooms Rd NORTH WARRANDYTE 3113	\$2,350,000	17/03/2024
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:

05/08/2024 10:13

15 Pigeon Bank Road, North Warrandyte Vic 3113

**Jellis
Craig**

Chris Chapman

0421 736 592

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4 3 0

Property Type: House

Land Size: 5690 sqm approx

Agent Comments

Indicative Selling Price

\$1,950,000 - \$2,100,000

Median House Price

05/08/2023 - 04/08/2024: \$1,450,000

Comparable Properties



**120 Kangaroo Ground Warrandyte Rd NORTH
WARRANDYTE 3113 (REI)**

4 2 4

Price: \$2,550,000

Method: Private Sale

Date: 22/05/2024

Property Type: House (Res)

Land Size: 4573 sqm approx

Agent Comments

Newer home offering similar accommodation



**43 Blooms Rd NORTH WARRANDYTE 3113
(REI/VG)**

4 4 6

Price: \$2,350,000

Method: Private Sale

Date: 17/03/2024

Property Type: House (Res)

Land Size: 4112 sqm approx

Agent Comments

Newer home offering similar accommodation

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.

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



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