

# 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 Mitchell Avenue, 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 \$1,050,000

&

\$1,150,000

### Median sale price

Median price \$1,442,000

Property Type House

Suburb Warrandyte

Period - From 01/10/2021

to

31/12/2021

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	161 Brackenbury St WARRANDYTE 3113	\$1,220,000	03/12/2021
2	25 Drysdale Rd WARRANDYTE 3113	\$1,000,000	09/12/2021
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:

27/01/2022 11:00

15 Mitchell Avenue, Warrandyte Vic 3113

**Jellis  
Craig**

Chris Chapman

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3 2 2

**Property Type:** House  
**Land Size:** 793 sqm approx  
**Agent Comments**

**Indicative Selling Price**

\$1,050,000 - \$1,150,000

**Median House Price**

December quarter 2021: \$1,442,000

## Comparable Properties



**161 Brackenbury St WARRANDYTE 3113 (REI)**

**Agent Comments**

4 2 -

Larger block and extra bedroom

**Price:** \$1,220,000  
**Method:** Private Sale  
**Date:** 03/12/2021  
**Property Type:** House  
**Land Size:** 1279 sqm approx



**25 Drysdale Rd WARRANDYTE 3113 (REI)**

**Agent Comments**

3 2 2

Home was un-renovated

**Price:** \$1,000,000  
**Method:** Private Sale  
**Date:** 09/12/2021  
**Property Type:** House  
**Land Size:** 915 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.

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



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