

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

6 Rivulet Place, Warrandyte Vic 3113

Indicative selling price

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

Range between \$2,900,000

&

\$3,100,000

Median sale price

Median price \$1,450,000

Property Type House

Suburb Warrandyte

Period - From 01/04/2023

to

31/03/2024

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	6 Swansfield Ct WARRANDYTE 3113	\$3,100,000	22/03/2024
2	35 Oakland Dr WARRANDYTE 3113	\$3,000,000	09/11/2023
3	20 Batskos Dr WARRANDYTE 3113	\$2,600,000	20/12/2023

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:

18/04/2024 12:06



 4  3  3

Property Type: House (Res)
Land Size: 5428 sqm approx
Agent Comments

Indicative Selling Price
\$2,900,000 - \$3,100,000
Median House Price
Year ending March 2024: \$1,450,000

Comparable Properties



6 Swansfield Ct WARRANDYTE 3113 (REI)

Agent Comments

 5  5  4

Price: \$3,100,000
Method: Sold Before Auction
Date: 22/03/2024
Property Type: House
Land Size: 4029 sqm approx



35 Oakland Dr WARRANDYTE 3113 (REI/VG)

Agent Comments

 4  3  3

Price: \$3,000,000
Method: Expression of Interest
Date: 09/11/2023
Property Type: House (Res)
Land Size: 4073 sqm approx



20 Batskos Dr WARRANDYTE 3113 (REI/VG)

Agent Comments

 5  3  3

Price: \$2,600,000
Method: Private Sale
Date: 20/12/2023
Property Type: House
Land Size: 3611 sqm approx