

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 Morilla Place, North Warrandyte Vic 3113

Indicative selling price

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

Range between

\$1,650,000

&

\$1,750,000

Median sale price

Median price

\$1,450,000

Property Type

House

Suburb

North Warrandyte

Period - From

02/10/2023

to

01/10/2024

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	5 Lawrence Ct NORTH WARRANDYTE 3113	\$1,740,000	25/09/2024
2	131-133 Research Warrandyte Rd NORTH WARRANDYTE 3113	\$1,760,000	01/08/2024
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:

02/10/2024 14:44



Property Type: House
Agent Comments

Indicative Selling Price
\$1,650,000 - \$1,750,000
Median House Price
02/10/2023 - 01/10/2024: \$1,450,000

Comparable Properties



5 Lawrence Ct NORTH WARRANDYTE 3113 (REI) Agent Comments



Price: \$1,740,000
Method: Private Sale
Date: 25/09/2024
Property Type: House (Res)
Land Size: 4845 sqm approx



131-133 Research Warrandyte Rd NORTH WARRANDYTE 3113 (REI) Agent Comments



Price: \$1,760,000
Method: Sold Before Auction
Date: 01/08/2024
Property Type: House (Res)
Land Size: 6239 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.