

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

169 Research-warrandyte Road, North Warrandyte Vic 3113

Indicative selling price

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

Range between \$1,250,000 & \$1,350,000

Median sale price

Median price \$1,280,000 Property Type House Suburb North Warrandyte

Period - From 01/01/2021 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	30 Valias St NORTH WARRANDYTE 3113	\$1,380,000	12/11/2021
2	5 Lewis Rd NORTH WARRANDYTE 3113	\$1,305,000	07/12/2021
3	13 Brogil Rd NORTH WARRANDYTE 3113	\$1,260,000	22/02/2022

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: 28/03/2022 16:53



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Property Type: House
Land Size: 1832 sqm approx
Agent Comments

Indicative Selling Price
\$1,250,000 - \$1,350,000
Median House Price
Year ending December 2021: \$1,280,000

Comparable Properties



30 Valias St NORTH WARRANDYTE 3113 (REI/VG)

Agent Comments

4 1 4

Price: \$1,380,000
Method: Sold Before Auction
Date: 12/11/2021
Property Type: House (Res)
Land Size: 1378 sqm approx



5 Lewis Rd NORTH WARRANDYTE 3113 (REI)

Agent Comments

4 2 2

Price: \$1,305,000
Method: Private Sale
Date: 07/12/2021
Property Type: House
Land Size: 1790 sqm approx



13 Brogil Rd NORTH WARRANDYTE 3113 (REI)

Agent Comments

4 2 2

Price: \$1,260,000
Method: Private Sale
Date: 22/02/2022
Property Type: House
Land Size: 4109 sqm approx

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