

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

5 Lawrence Court, 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

\$1,437,500

Property Type

House

Suburb

North Warrandyte

Period - From

01/04/2024

to

30/06/2024

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	206-210 Yarra St WARRANDYTE 3113	\$1,350,000	25/07/2024
2	30 Aton St NORTH WARRANDYTE 3113	\$1,480,000	22/07/2024
3	5 Boyd St NORTH WARRANDYTE 3113	\$1,515,000	06/02/2024

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:

30/08/2024 15:56



 5  2  3

Property Type: House
Land Size: 4845 sqm approx
Agent Comments

Indicative Selling Price
\$1,650,000 - \$1,750,000
Median House Price
June quarter 2024: \$1,437,500

Comparable Properties



206-210 Yarra St WARRANDYTE 3113 (REI)

Agent Comments

 4  2  2

Price: \$1,350,000
Method: Private Sale
Date: 25/07/2024
Property Type: House (Res)



30 Aton St NORTH WARRANDYTE 3113 (REI/VG)

Agent Comments

 5  3  4

Price: \$1,480,000
Method: Private Sale
Date: 22/07/2024
Property Type: House
Land Size: 2034 sqm approx



5 Boyd St NORTH WARRANDYTE 3113 (REI)

Agent Comments

 4  3  3

Price: \$1,515,000
Method: Sold Before Auction
Date: 06/02/2024
Property Type: House (Res)
Land Size: 4057 sqm approx

Account - Barry Plant | P: 03 9842 8888