

# 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

14 Brogil Road, North Warrandyte Vic 3113

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between

\$1,200,000

&

\$1,300,000

### Median sale price

Median price

\$1,450,000

Property Type

House

Suburb

North Warrandyte

Period - From

05/08/2023

to

04/08/2024

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 The Boulevard NORTH WARRANDYTE 3113	\$1,255,000	17/06/2024
2			
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:

05/08/2024 10:52

14 Brogil Road, North Warrandyte Vic 3113



Chris Chapman  
0421 736 592  
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4 2 2

**Property Type:** House  
**Land Size:** 2082 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,200,000 - \$1,300,000  
**Median House Price**  
05/08/2023 - 04/08/2024: \$1,450,000

## Comparable Properties



**6 The Boulevard NORTH WARRANDYTE 3113 (REI)**

5 3 2

**Price:** \$1,255,000  
**Method:** Private Sale  
**Date:** 17/06/2024  
**Property Type:** House  
**Land Size:** 1991 sqm approx

**Agent Comments**  
Larger home however in need of renovation

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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