## 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

115 Research-warrandyte Road, North Warrandyte Vic 3113

### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$790,000		&		\$850,000					
Median sale pr	rice									
Median price	\$1,317,500	Pro	operty Type	Hou	ise		Suburb	North Warrandyte		
Period - From	01/10/2021	to	30/09/2022		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	140 Research Warrandyte Rd NORTH WARRANDYTE 3113	\$870,000	20/08/2022
2			
3			

#### OR

**B**<sup>\*</sup> 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:

06/12/2022 11:52





Chris Chapman 0421 736 592 chrischapman@jelliscraig.com.au





**Property Type:** House Land Size: 977 sqm approx Agent Comments Indicative Selling Price \$790,000 - \$850,000 Median House Price Year ending September 2022: \$1,317,500

# **Comparable Properties**



140 Research Warrandyte Rd NORTH WARRANDYTE 3113 (REI/VG)



Price: \$870,000 Method: Private Sale Date: 20/08/2022 Property Type: House (Res) Land Size: 1162 sqm approx Agent Comments

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

propertydata



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