

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 The Boulevard, 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

\$1,466,000

Property Type

House

Suburb

North Warrandyte

Period - From

01/01/2024

to

31/03/2024

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	80 Glynns Rd NORTH WARRANDYTE 3113	\$1,466,000	19/03/2024
2	47b Blooms Rd NORTH WARRANDYTE 3113	\$1,460,000	10/02/2024
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:

14/05/2024 10:26



Property Type:
Agent Comments

Indicative Selling Price
\$1,250,000 - \$1,350,000
Median House Price
March quarter 2024: \$1,466,000

Comparable Properties



80 Glynn's Rd NORTH WARRANDYTE 3113
(REI)



Price: \$1,466,000
Method: Private Sale
Date: 19/03/2024
Property Type: House
Land Size: 4074 sqm approx

Agent Comments
More recently renovated however mostly unusable land



47b Blooms Rd NORTH WARRANDYTE 3113
(REI)



Price: \$1,460,000
Method: Private Sale
Date: 10/02/2024
Property Type: House
Land Size: 8001 sqm approx

Agent Comments
Larger land although not as usable. More recently updated internally.

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.