Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered	for sale
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Address	6 The Boulevard, North Warrandyte Vic 3113
Including suburb and	•
postcode	

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	Pro	perty 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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

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



Date of sale



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

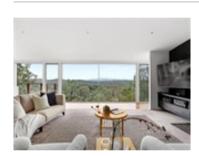


March quarter 2024: \$1,466,000





Comparable Properties



80 Glynns Rd NORTH WARRANDYTE 3113 (REI)

4 • 2

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)

4

6 4

Agent Comments

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

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

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



