#### 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

9 Pound Road, Warrandyte Vic 3113

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between	\$2,100,000	&	\$2,300,000
J			

#### Median sale price

Median price	\$1,445,000	Pro	perty Type	House		Suburb	Warrandyte
Period - From	01/01/2024	to	31/12/2024		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

	aress of comparable property	1 1100	Date of Sale
1	8 Clematis Ct WARRANDYTE 3113	\$2,050,000	05/03/2025
2	1 Aylesbury Way WARRANDYTE 3113	\$2,375,000	07/11/2024
3	4 Speers Ct WARRANDYTE 3113	\$2,020,000	16/10/2024

#### 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:	06/03/2025 19:24



Date of sale



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

**Indicative Selling Price** \$2,100,000 - \$2,300,000 **Median House Price** 

Year ending December 2024: \$1,445,000



Property Type: House (Previously Occupied - Detached)

Land Size: 4533 sqm approx

**Agent Comments** 

## Comparable Properties



8 Clematis Ct WARRANDYTE 3113 (REI)

Price: \$2,050,000

Method: Sold Before Auction

Date: 05/03/2025 Property Type: House

Land Size: 4008 sqm approx

**Agent Comments** 



1 Aylesbury Way WARRANDYTE 3113 (VG)

Agent Comments

Price: \$2,375,000 Method: Sale Date: 07/11/2024

Property Type: House (Res) Land Size: 3596 sqm approx

4 Speers Ct WARRANDYTE 3113 (REI/VG)







**Agent Comments** 



Price: \$2,020,000 Method: Private Sale Date: 16/10/2024 Property Type: House Land Size: 4860 sqm approx

Account - Jellis Craig | P: 03 9431 1222 | F: 03 9439 7192





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