

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

8 Valias Street, North Warrandyte Vic 3113

Indicative selling price

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

Range between \$1,150,000 & \$1,250,000

Median sale price

Median price \$1,302,500 Property Type House Suburb North Warrandyte

Period - From 01/04/2021 to 31/03/2022 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	21 Blooms Rd NORTH WARRANDYTE 3113	\$1,275,000	11/12/2021
2	183 Research Warrandyte Rd NORTH WARRANDYTE 3113	\$1,150,000	11/03/2022
3	28 Valias St NORTH WARRANDYTE 3113	\$1,130,000	18/01/2022

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:

26/04/2022 09:13



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Property Type: House
Land Size: 1324 sqm approx
Agent Comments

Indicative Selling Price
\$1,150,000 - \$1,250,000
Median House Price
Year ending March 2022: \$1,302,500

Comparable Properties



21 Blooms Rd NORTH WARRANDYTE 3113 (REI/VG)

Agent Comments

3 2 2

Price: \$1,275,000
Method: Private Sale
Date: 11/12/2021
Property Type: House
Land Size: 1242 sqm approx



183 Research Warrandyte Rd NORTH WARRANDYTE 3113 (REI)

Agent Comments

3 2 2

Price: \$1,150,000
Method: Private Sale
Date: 11/03/2022
Property Type: House
Land Size: 1051 sqm approx



28 Valias St NORTH WARRANDYTE 3113 (REI/VG)

Agent Comments

3 2 2

Price: \$1,130,000
Method: Private Sale
Date: 18/01/2022
Property Type: House
Land Size: 1254 sqm approx