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

14 Blooms Road, North Warrandyte Vic 3113

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$1,060,000		&		\$1,120,000					
Median sale p	rice									
Median price	\$1,010,000	Pro	operty Type	Hou	ISE		Suburb	North Warrandyte		
Period - From	01/01/2019	to	31/12/2019		So	ource	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.

Ad	dress of comparable property	Price	Date of sale
1	7 Banning Rd NORTH WARRANDYTE 3113	\$1,010,000	12/10/2019
2	13 Albert Rd NORTH WARRANDYTE 3113	\$1,006,400	19/11/2019
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:

19/03/2020 14:09





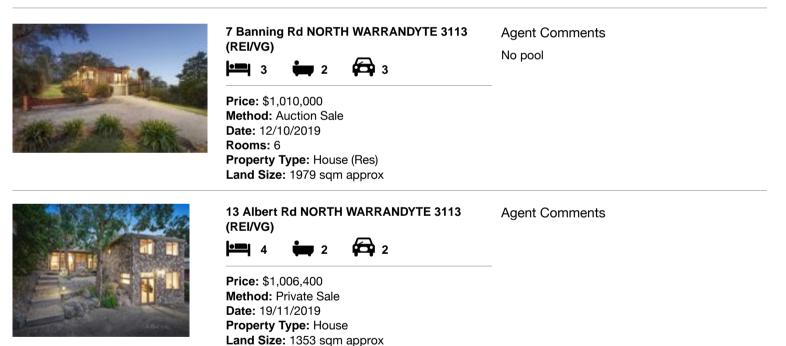
Chris Chapman 0421 736 592 chrischapman@jelliscraig.com.au





Property Type: House Land Size: 2200 sqm approx Agent Comments Indicative Selling Price \$1,060,000 - \$1,120,000 Median House Price Year ending December 2019: \$1,010,000

Comparable Properties



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



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.