

# 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](http://consumer.vic.gov.au/underquoting)

Range between \$1,060,000

&

\$1,120,000

### Median sale price

Median price \$1,010,000

Property Type House

Suburb North Warrandyte

Period - From 01/01/2019

to 31/12/2019

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	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

14 Blooms Road, North Warrandyte Vic 3113

**Jellis  
Craig**

Chris Chapman

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 4  3  2

**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



**7 Banning Rd NORTH WARRANDYTE 3113  
(REI/VG)**

 3  2  3

**Price:** \$1,010,000

**Method:** Auction Sale

**Date:** 12/10/2019

**Rooms:** 6

**Property Type:** House (Res)

**Land Size:** 1979 sqm approx

Agent Comments

No pool



**13 Albert Rd NORTH WARRANDYTE 3113  
(REI/VG)**

 4  2  2

**Price:** \$1,006,400

**Method:** Private Sale

**Date:** 19/11/2019

**Property Type:** House

**Land Size:** 1353 sqm approx

Agent Comments

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.