

# 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 Mcpherson Road, 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 \$950,000

&

\$1,040,000

### Median sale price

Median price \$1,601,000

Property Type House

Suburb 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	9 Mcpherson Rd WARRANDYTE 3113	\$1,140,000	19/02/2022
2	10 Russell Rd WARRANDYTE 3113	\$1,060,000	29/01/2022
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:

19/04/2022 10:42



3   2   2

**Property Type:** House  
**Land Size:** 979 sqm approx  
**Agent Comments**

**Indicative Selling Price**

\$950,000 - \$1,040,000

**Median House Price**

Year ending March 2022: \$1,601,000

## Comparable Properties



**9 Mcpherson Rd WARRANDYTE 3113 (REI)**

5   3   4

**Price:** \$1,140,000  
**Method:** Auction Sale  
**Date:** 19/02/2022  
**Property Type:** House  
**Land Size:** 961 sqm approx

**Agent Comments**

Larger home with 5 bedrooms and 3 bathrooms in similar location with a swimming pool and garage



**10 Russell Rd WARRANDYTE 3113 (REI/VG)**

3   2   2

**Price:** \$1,060,000  
**Method:** Private Sale  
**Date:** 29/01/2022  
**Property Type:** House  
**Land Size:** 738 sqm approx

**Agent Comments**

A similar sized home in similar location, with the addition of the separate studio

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