

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

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