## 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

33 Blooms Road, North Warrandyte Vic 3113

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	en \$1,000,000		&		\$1,100,000				
Median sale price									
Median price	\$1,266,000	Pro	Property Type		House		Suburb	North Warrandyte	
Period - From	01/10/2020	to	30/09/2021		So	urce	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	95 Kangaroo Ground Warrandyte Rd NORTH WARRANDYTE 3113	\$1,105,000	28/05/2021
2	49 Kangaroo Ground Warrandyte Rd NORTH WARRANDYTE 3113	\$1,050,000	09/07/2021
3			

OR

**B**<sup>\*</sup> 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:

25/10/2021 15:05









Property Type: House Land Size: 1300 sqm approx Agent Comments Indicative Selling Price \$1,000,000 - \$1,100,000 Median House Price Year ending September 2021: \$1,266,000

# **Comparable Properties**

95 Kangaroo Ground Warrandyte Rd NORTH WARRANDYTE 3113 (VG) 3 - 3	Agent Comments
Price: \$1,105,000 Method: Sale Date: 28/05/2021 Property Type: House (Previously Occupied - Detached) Land Size: 2204 sqm approx	_
49 Kangaroo Ground Warrandyte Rd NORTH WARRANDYTE 3113 (REI/VG)	Agent Comments
Price: \$1,050,000 Method: Private Sale Date: 09/07/2021 Property Type: House Land Size: 2014 sqm approx	_

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

propertydata



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