

# 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

21 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 \$1,200,000

&

\$1,300,000

### Median sale price

Median price \$1,266,000

Property Type House

Suburb North Warrandyte

Period - From 01/10/2020

to

30/09/2021

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 | 179 Research Warrandyte Rd NORTH WARRANDYTE 3113 | \$1,217,000 | 02/10/2021   |
| 2 | 9 Winding Way NORTH WARRANDYTE 3113              | \$1,202,000 | 18/11/2021   |
| 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:

08/12/2021 16:11



3 2 2

**Property Type:** House  
**Land Size:** 1242 sqm approx  
**Agent Comments**

**Indicative Selling Price**

\$1,200,000 - \$1,300,000

**Median House Price**

Year ending September 2021: \$1,266,000

## Comparable Properties



**179 Research Warrandyte Rd NORTH  
WARRANDYTE 3113 (REI)**

**Agent Comments**

4 2 2

**Price:** \$1,217,000  
**Method:** Auction Sale  
**Date:** 02/10/2021  
**Property Type:** House (Res)  
**Land Size:** 973 sqm approx



**9 Winding Way NORTH WARRANDYTE 3113  
(REI)**

**Agent Comments**

3 2 2

**Price:** \$1,202,000  
**Method:** Private Sale  
**Date:** 18/11/2021  
**Rooms:** 6  
**Property Type:** House (Res)  
**Land Size:** 2497 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.