

# 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 54 Leber Street, 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 \$1,350,000 & \$1,425,000

### Median sale price

Median price \$1,445,000 Property Type House Suburb Warrandyte

Period - From 01/10/2023 to 30/09/2024 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	3 Lynette Av WARRANDYTE 3113	\$1,350,000	14/11/2024
2	2 Maree Ct WARRANDYTE 3113	\$1,445,000	18/09/2024
3	5 Houghton Rd WARRANDYTE 3113	\$1,360,000	16/09/2024

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: 25/11/2024 16:58

54 Leber Street, Warrandyte Vic 3113



 4  2  2

**Property Type:** House  
**Land Size:** 732 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,350,000 - \$1,425,000  
**Median House Price**  
Year ending September 2024: \$1,445,000

## Comparable Properties



**3 Lynette Av WARRANDYTE 3113 (REI)**

[Agent Comments](#)

 4  2  3

**Price:** \$1,350,000  
**Method:** Private Sale  
**Date:** 14/11/2024  
**Property Type:** House  
**Land Size:** 1264 sqm approx



**2 Maree Ct WARRANDYTE 3113 (REI/VG)**

[Agent Comments](#)

 4  2  2

**Price:** \$1,445,000  
**Method:** Private Sale  
**Date:** 18/09/2024  
**Property Type:** House (Res)  
**Land Size:** 906 sqm approx



**5 Houghton Rd WARRANDYTE 3113 (REI/VG)**

[Agent Comments](#)

 3  2  2

**Price:** \$1,360,000  
**Method:** Private Sale  
**Date:** 16/09/2024  
**Property Type:** House (Res)  
**Land Size:** 806 sqm approx

**Account - Vogl & Walpole Estate Agents** | P: 03 8580 6200



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