

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

10 Mirabella Court, Warrandyte Vic 3113

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$2,800,000

&

\$3,080,000

Median sale price

Median price \$1,525,000

Property Type House

Suburb Warrandyte

Period - From 01/01/2021

to

31/12/2021

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	24a Alexander Rd WARRANDYTE 3113	\$3,000,000	11/09/2021
2	46 Oakland Dr WARRANDYTE 3113	\$2,800,000	22/11/2021
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:

07/02/2022 14:45



4 3 4

Rooms: 7

Property Type: House

Land Size: 3972 sqm approx

Agent Comments

Indicative Selling Price

\$2,800,000 - \$3,080,000

Median House Price

Year ending December 2021: \$1,525,000

Comparable Properties



24a Alexander Rd WARRANDYTE 3113 (REI/VG)

Agent Comments

4 4 2

Price: \$3,000,000

Method: Private Sale

Date: 11/09/2021

Property Type: House (Res)

Land Size: 5217 sqm approx



46 Oakland Dr WARRANDYTE 3113 (REI/VG)

Agent Comments

5 3 4

Price: \$2,800,000

Method: Private Sale

Date: 22/11/2021

Property Type: House (Res)

Land Size: 4010 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 - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088