

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

7 Lewis Road, North Warrandyte Vic 3113

Indicative selling price

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

Range between

\$940,000

&

\$990,000

Median sale price

Median price

\$1,350,000

Property Type

House

Suburb

North Warrandyte

Period - From

01/07/2021

to

30/06/2022

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	8 Mcpherson Rd WARRANDYTE 3113	\$1,000,888	10/05/2022
2	6 Valias St NORTH WARRANDYTE 3113	\$1,000,000	01/07/2022
3	92 Yarra St WARRANDYTE 3113	\$950,000	14/04/2022

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:

03/08/2022 08:15

7 Lewis Road, North Warrandyte Vic 3113

**Jellis
Craig**

Chris Chapman

0421 736 592

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Property Type: Land
Land Size: 1086 sqm approx
Agent Comments

Indicative Selling Price

\$940,000 - \$990,000

Median House Price

Year ending June 2022: \$1,350,000

Comparable Properties



8 Mcpherson Rd WARRANDYTE 3113 (REI/VG) Agent Comments



Price: \$1,000,888
Method: Private Sale
Date: 10/05/2022
Property Type: House
Land Size: 979 sqm approx



6 Valias St NORTH WARRANDYTE 3113 (REI) Agent Comments



Price: \$1,000,000
Method: Private Sale
Date: 01/07/2022
Property Type: House
Land Size: 1175 sqm approx



92 Yarra St WARRANDYTE 3113 (VG)

Agent Comments



Price: \$950,000
Method: Sale
Date: 14/04/2022
Property Type: House (Res)
Land Size: 1066 sqm approx

Account - Jellis Craig | P: 03 9431 1222 | F: 03 9439 7192



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