

# 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

11 Hill Crest Road, Warrandyte South Vic 3134

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$2,300,000

&

\$2,500,000

### Median sale price

Median price \$2,100,000

Property Type House

Suburb Warrandyte South

Period - From 17/02/2020

to

16/02/2021

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	111 Brysons Rd WARRANDYTE SOUTH 3134	\$2,675,000	19/11/2020
2	27-45 Croydon Rd WARRANDYTE SOUTH 3134	\$2,400,000	28/11/2020
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:

17/02/2021 10:43



**Property Type:** House  
**Land Size:** 31832.004 sqm approx  
[Agent Comments](#)

**Indicative Selling Price**  
\$2,300,000 - \$2,500,000  
**Median House Price**  
17/02/2020 - 16/02/2021: \$2,100,000

## Comparable Properties



**111 Brysons Rd WARRANDYTE SOUTH 3134 (REI/VG)** [Agent Comments](#)



**Price:** \$2,675,000  
**Method:** Private Sale  
**Date:** 19/11/2020  
**Property Type:** House (Res)  
**Land Size:** 21043 sqm approx



**27-45 Croydon Rd WARRANDYTE SOUTH 3134 (REI)** [Agent Comments](#)



**Price:** \$2,400,000  
**Method:** Private Sale  
**Date:** 28/11/2020  
**Property Type:** House (Res)  
**Land Size:** 27281 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.