

# 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

9 Milton Close, 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 \$890,000 & \$940,000

### Median sale price

Median price \$1,111,000 Property Type House Suburb Warrandyte

Period - From 01/10/2019 to 30/09/2020 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	36 Pound Rd WARRANDYTE 3113	\$932,000	04/08/2020
2	27 Melbourne Hill Rd WARRANDYTE 3113	\$920,000	19/10/2020
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:

14/12/2020 12:24



3   2   1

**Property Type:** House  
**Land Size:** 790 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$890,000 - \$940,000  
**Median House Price**  
Year ending September 2020: \$1,111,000

## Comparable Properties



**36 Pound Rd WARRANDYTE 3113 (REI/VG)**

**Agent Comments**

3   1   2

**Price:** \$932,000  
**Method:** Private Sale  
**Date:** 04/08/2020  
**Property Type:** House (Res)  
**Land Size:** 773 sqm approx



**27 Melbourne Hill Rd WARRANDYTE 3113 (REI)**

**Agent Comments**

3   2   2

**Price:** \$920,000  
**Method:** Private Sale  
**Date:** 19/10/2020  
**Property Type:** House (Res)  
**Land Size:** 1105 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.