

# 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

74 The Boulevard, North 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

\$850,000

&

\$920,000

### Median sale price

Median price

\$1,317,500

Property Type

House

Suburb

North Warrandyte

Period - From

01/10/2021

to

30/09/2022

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	22 Stony Creek Rd NORTH WARRANDYTE 3113	\$882,000	01/10/2022
2			
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:

14/11/2022 16:42

74 The Boulevard, North Warrandyte Vic 3113

**Jellis  
Craig**

Chris Chapman

0421 736 592

chrischapman@jellisrcraig.com.au



 3  2 

**Property Type:** House

**Land Size:** 2425 sqm approx

Agent Comments

**Indicative Selling Price**

\$850,000 - \$920,000

**Median House Price**

Year ending September 2022: \$1,317,500

## Comparable Properties



**22 Stony Creek Rd NORTH WARRANDYTE  
3113 (REI)**

Agent Comments

 3  2  2

**Price:** \$882,000

**Method:** Auction Sale

**Date:** 01/10/2022

**Property Type:** House (Res)

**Land Size:** 2335 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 - Jellis Craig** | P: 03 9431 1222 | F: 03 9439 7192



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