

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

47b Blooms Road, North Warrandyte Vic 3113

Indicative selling price

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

Range between

\$1,420,000

&

\$1,470,000

Median sale price

Median price

\$1,200,000

Property Type

House

Suburb

North Warrandyte

Period - From

24/01/2023

to

23/01/2024

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 Osborne Rd NORTH WARRANDYTE 3113	\$1,500,000	07/10/2023
2	36 Bradleys La NORTH WARRANDYTE 3113	\$1,450,000	20/10/2023
3	28 Hawkes Rd NORTH WARRANDYTE 3113	\$1,400,000	08/11/2023

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:

24/01/2024 08:29



4 2 4

Property Type: House

Land Size: 8001 sqm approx

Agent Comments

Indicative Selling Price

\$1,420,000 - \$1,470,000

Median House Price

24/01/2023 - 23/01/2024: \$1,200,000

Comparable Properties



22 Osborne Rd NORTH WARRANDYTE 3113
(REI/VG)

Agent Comments

4 2 3

Price: \$1,500,000

Method: Private Sale

Date: 07/10/2023

Property Type: House

Land Size: 3019 sqm approx



36 Bradleys La NORTH WARRANDYTE 3113
(REI)

Agent Comments

3 2 2

Price: \$1,450,000

Method: Private Sale

Date: 20/10/2023

Property Type: House

Land Size: 1960 sqm approx



28 Hawkes Rd NORTH WARRANDYTE 3113
(REI)

Agent Comments

4 2 4

Price: \$1,400,000

Method: Private Sale

Date: 08/11/2023

Property Type: House

Land Size: 2158 sqm approx