# 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 pi	rice							
Median price	\$1,200,000	Pro	operty Type	Hou	se		Suburb	North Warrandyte
Period - From	24/01/2023	to	23/01/2024		So	urce	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.

Ad	dress 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



47b Blooms Road, North Warrandyte Vic 3113



Chris Chapman 0421 736 592 chrischapman@jelliscraig.com.au





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) 4 2 3	Agent Comments
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) 3 2 2 2 Price: \$1,450,000 Method: Private Sale Date: 20/10/2023 Property Type: House Land Size: 1960 sqm approx	Agent Comments
28 Hawkes Rd NORTH WARRANDYTE 3113 (REI) 4 2 4 4 Price: \$1,400,000 Method: Private Sale Date: 08/11/2023 Property Type: House Land Size: 2158 sqm approx	Agent Comments

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



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