## 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

15 Webb Street, Warrandyte Vic 3113

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$1,100,000		&		\$1,200,000					
Median sale p	rice									
Median price	\$1,490,000	Pro	operty Type	Hou	se		Suburb	Warrandyte		
Period - From	06/11/2022	to	05/11/2023		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	53 Harris Gully Rd WARRANDYTE 3113	\$1,240,000	24/06/2023
2	11 Mopoke Hill Rd WARRANDYTE 3113	\$1,220,000	05/07/2023
3	7 Whipstick Gully Rd WARRANDYTE 3113	\$1,135,000	03/10/2023

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:

06/11/2023 11:16



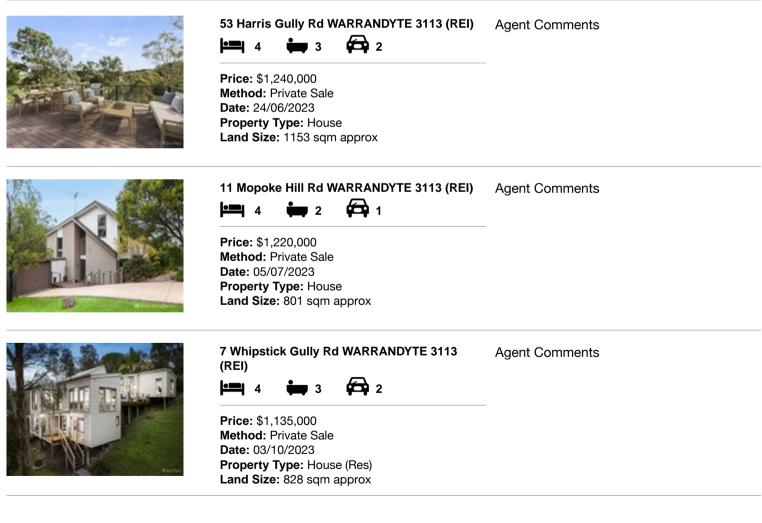






Property Type: House Land Size: 1000 sqm approx Agent Comments Indicative Selling Price \$1,100,000 - \$1,200,000 Median House Price 06/11/2022 - 05/11/2023: \$1,490,000

# **Comparable Properties**



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





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