

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 between \$1,100,000

&

\$1,200,000

Median sale price

Median price \$1,490,000

Property Type House

Suburb Warrandyte

Period - From 06/11/2022

to

05/11/2023

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	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



4 2 0

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



53 Harris Gully Rd WARRANDYTE 3113 (REI) **Agent Comments**

4 3 2

Price: \$1,240,000
Method: Private Sale
Date: 24/06/2023
Property Type: House
Land Size: 1153 sqm approx



11 Mopoke Hill Rd WARRANDYTE 3113 (REI) **Agent Comments**

4 2 1

Price: \$1,220,000
Method: Private Sale
Date: 05/07/2023
Property Type: House
Land Size: 801 sqm approx



7 Whipstick Gully Rd WARRANDYTE 3113 (REI) **Agent Comments**

4 3 2

Price: \$1,135,000
Method: Private Sale
Date: 03/10/2023
Property Type: House (Res)
Land Size: 828 sqm approx

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