# Statement of Information

# Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

# Property offered for sale

8 Danita Drive, North Warrandyte Vic 3113
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### Indicative selling price

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

Range between \$1,450,000	&	\$1,550,000
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### Median sale price

Median price	\$1,280,000	Pro	perty Type	House		Suburb	North Warrandyte
Period - From	01/01/2021	to	31/12/2021		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

Add	dress of comparable property	Price	Date of sale
1	16 Valias St NORTH WARRANDYTE 3113	\$1,415,000	19/11/2021
2	27 Blooms Rd NORTH WARRANDYTE 3113	\$1,405,555	12/01/2022
3	17 Kruses Rd NORTH WARRANDYTE 3113	\$1,400,000	25/09/2021

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	08/03/2022 09:46













**Property Type:** House **Land Size:** 5020 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$1,450,000 - \$1,550,000

Median House Price Year ending December 2021: \$1,280,000

# Comparable Properties



16 Valias St NORTH WARRANDYTE 3113

(REI/VG)

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Price: \$1,415,000 Method: Private Sale Date: 19/11/2021 Property Type: House Land Size: 2086 sqm approx **Agent Comments** 



27 Blooms Rd NORTH WARRANDYTE 3113

(REI)





**a** 2

Price: \$1,405,555
Method: Private Sale
Date: 12/01/2022
Property Type: House

Land Size: 1302 sqm approx

**Agent Comments** 

**Agent Comments** 



17 Kruses Rd NORTH WARRANDYTE 3113

(VG)

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Price: \$1,400,000 Method: Sale Date: 25/09/2021

Property Type: Hobby Farm < 20 ha (Rur)

Land Size: 5834 sqm approx

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





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