

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

18 Danita Drive, North Warrandyte Vic 3113

Indicative selling price

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

Range between \$1,450,000

&

\$1,550,000

Median sale price

Median price \$1,280,000

Property 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	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 comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

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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)**

Agent Comments

4 3 2

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



**27 Blooms Rd NORTH WARRANDYTE 3113
(REI)**

Agent Comments

4 2 2

Price: \$1,405,555
Method: Private Sale
Date: 12/01/2022
Property Type: House
Land Size: 1302 sqm approx



**17 Kruses Rd NORTH WARRANDYTE 3113
(VG)**

Agent Comments

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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

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