



first
national
REAL ESTATE

Bill Schlink

Eddie Fakhri

9846 2111

0402 425 715

eddie@billschlink.com.au

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

Indicative selling price

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

Single price \$2,500,000

Median sale price

Median price \$1,255,000

House

X

Unit

Suburb Warrandyte

Period - From 01/10/2017

to 30/09/2018

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		
2		
3		

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.



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Indicative Selling Price

\$2,500,000

Median House Price

Year ending September 2018: \$1,255,000

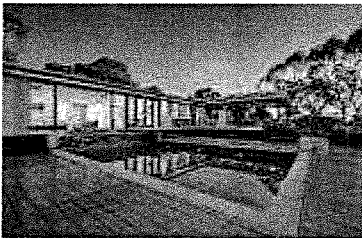


Rooms:

Property Type:

Agent Comments

Comparable Properties



319 Tindals Rd WARRANDYTE 3113 (REI)

Agent Comments



Price: \$2,650,000

Method: Private Sale

Date: 28/08/2018

Rooms: 8

Property Type: House (Res)

Land Size: 4122 sqm approx

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.