

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

11 Bradleys Lane, North Warrandyte Vic 3113

Indicative selling price

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

Range between

\$1,550,000

&

\$1,650,000

Median sale price

Median price

\$1,450,000

Property Type

House

Suburb

North Warrandyte

Period - From

02/10/2023

to

01/10/2024

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	72 Bradleys La NORTH WARRANDYTE 3113	\$1,625,000	13/07/2024
2	30 Blooms Rd NORTH WARRANDYTE 3113	\$1,500,000	21/05/2024
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.

This Statement of Information was prepared on:

02/10/2024 14:37

11 Bradleys Lane, North Warrandyte Vic 3113

**Jellis
Craig**

Chris Chapman

0421 736 592

chrischapman@jellisrcraig.com.au



4 2 3

Rooms: 6

Property Type: House

Land Size: 4055 sqm approx

Agent Comments

Indicative Selling Price

\$1,550,000 - \$1,650,000

Median House Price

02/10/2023 - 01/10/2024: \$1,450,000

Comparable Properties



72 Bradleys La NORTH WARRANDYTE 3113
(REI/VG)

Agent Comments

3 1 4

Price: \$1,625,000

Method: Private Sale

Date: 13/07/2024

Property Type: House

Land Size: 4652 sqm approx



30 Blooms Rd NORTH WARRANDYTE 3113
(REI/VG)

Agent Comments

4 2 4

Price: \$1,500,000

Method: Private Sale

Date: 21/05/2024

Property Type: House (Res)

Land Size: 8093.72 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.

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



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