

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

179 Research-warrandyte Road, North Warrandyte Vic 3113

Indicative selling price

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

Range between \$1,000,000 & \$1,100,000

Median sale price

Median price \$1,257,500 Property Type House Suburb North Warrandyte

Period - From 01/07/2020 to 30/06/2021 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	19 Trezise St WARRANDYTE 3113	\$1,200,000	04/08/2021
2	8 Fossickers Way WARRANDYTE 3113	\$1,100,000	19/06/2021
3	76 Yarra St WARRANDYTE 3113	\$950,000	15/05/2021

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: 02/09/2021 10:19



4 2 2

Property Type: House
Land Size: 973 sqm approx
Agent Comments

Indicative Selling Price
\$1,000,000 - \$1,100,000
Median House Price
Year ending June 2021: \$1,257,500

Comparable Properties



19 Trezise St WARRANDYTE 3113 (REI)

Agent Comments

4 2 1

Price: \$1,200,000
Method: Sold Before Auction
Date: 04/08/2021
Property Type: House (Res)
Land Size: 819 sqm approx



8 Fossickers Way WARRANDYTE 3113 (REI/VG)

Agent Comments

4 1 2

Price: \$1,100,000
Method: Auction Sale
Date: 19/06/2021
Property Type: House (Res)
Land Size: 796 sqm approx



76 Yarra St WARRANDYTE 3113 (REI)

Agent Comments

3 1 1

Price: \$950,000
Method: Auction Sale
Date: 15/05/2021
Property Type: House (Res)
Land Size: 688 sqm approx

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