## 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 179 Research-warrandyte Road, North Warrandyte Vic 3113 Including suburb and postcode

#### 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	Pro	perty 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

Add	dress 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 comparableproperties 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













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)





Price: \$1,200,000

Method: Sold Before Auction

Date: 04/08/2021

Property Type: House (Res) Land Size: 819 sqm approx

Agent Comments



8 Fossickers Way WARRANDYTE 3113

(REI/VG)





Price: \$1,100,000 Method: Auction Sale Date: 19/06/2021

Property Type: House (Res) Land Size: 796 sqm approx

Agent Comments



76 Yarra St WARRANDYTE 3113 (REI)



Price: \$950,000 Method: Auction Sale Date: 15/05/2021

Property Type: House (Res) Land Size: 688 sqm approx

Agent Comments

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





The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.