Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered	for sale
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Address	5-7 Hawkes 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	\$1,580,000	&	\$1,680,000
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Median sale price

Median price	\$1,405,555	Pro	perty Type	House		Suburb	North Warrandyte
Period - From	01/01/2022	to	31/03/2022		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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

1	55 Blooms Rd NORTH WARRANDYTE 3113	\$1,687,000	01/02/2022
2	18 Danita Dr NORTH WARRANDYTE 3113	\$1,620,000	12/03/2022
3			

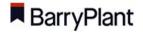
OR

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:	10/05/2022 10:02



Date of sale







Property Type: House **Land Size:** 4605 sqm approx

Agent Comments

Indicative Selling Price \$1,580,000 - \$1,680,000 **Median House Price** March quarter 2022: \$1,405,555

Comparable Properties



55 Blooms Rd NORTH WARRANDYTE 3113 (REI/VG)

(KEI/VG)

Price: \$1,687,000 Method: Private Sale Date: 01/02/2022 Property Type: House Land Size: 5863 sqm approx **Agent Comments**



18 Danita Dr NORTH WARRANDYTE 3113

(REI/VG)

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Price: \$1,620,000

Method: Private Sale

Date: 12/03/2022

Date: 12/03/2022 Property Type: House Land Size: 5020 sqm approx Agent Comments

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 - Barry Plant | P: 03 9842 8888



