

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

5-7 Hawkes Road, North Warrandyte Vic 3113

Indicative selling price

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

Range between \$1,580,000

&

\$1,680,000

Median sale price

Median price \$1,405,555

Property 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 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	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



 4  2  3

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)

Agent Comments

 3  2  2

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



18 Danita Dr NORTH WARRANDYTE 3113
 (REI/VG)

Agent Comments

 4  2  6

Price: \$1,620,000
Method: Private Sale
Date: 12/03/2022
Property Type: House
Land Size: 5020 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.