

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 254 Research-warrandyte Road, North Warrandyte Vic 3113

Indicative selling price

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

Range between \$1,200,000 & \$1,300,000

Median sale price

Median price \$1,625,000 Property Type House Suburb North Warrandyte

Period - From 01/07/2024 to 30/09/2024 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	12 Tunnel St WARRANDYTE 3113	\$1,353,000	17/09/2024
2	14 Brogil Rd NORTH WARRANDYTE 3113	\$1,230,000	08/08/2024
3	210 Yarra St WARRANDYTE 3113	\$900,000	24/07/2024

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: 17/12/2024 10:55



Property Type: House
Land Size: 1873 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,200,000 - \$1,300,000
Median House Price
 September quarter 2024: \$1,625,000

Comparable Properties



12 Tunnel St WARRANDYTE 3113 (REI)

Agent Comments



Price: \$1,353,000
Method: Private Sale
Date: 17/09/2024
Property Type: House
Land Size: 1487 sqm approx



14 Brogil Rd NORTH WARRANDYTE 3113 (REI/VG)

Agent Comments



Price: \$1,230,000
Method: Private Sale
Date: 08/08/2024
Property Type: House
Land Size: 2082 sqm approx

210 Yarra St WARRANDYTE 3113 (VG)

Agent Comments



Price: \$900,000
Method: Sale
Date: 24/07/2024
Property Type: House (Res)
Land Size: 1532 sqm approx

Account - Barry Plant | P: (03) 9431 1243



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