

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

42 Pound Road, Warrandyte Vic 3113

Indicative selling price

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

Range between

\$1,400,000

&

\$1,500,000

Median sale price

Median price

\$1,601,000

Property Type

House

Suburb

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	16 Betton Cr WARRANDYTE 3113	\$1,470,000	22/02/2022
2	24 Lorraine Av WARRANDYTE 3113	\$1,370,250	07/12/2021
3	25 Lynette Av WARRANDYTE 3113	\$1,350,000	20/12/2021

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:

24/05/2022 15:26



 5  3  3

Property Type: House
Land Size: 817 sqm approx
Agent Comments

Indicative Selling Price
\$1,400,000 - \$1,500,000
Median House Price
March quarter 2022: \$1,601,000

Comparable Properties



16 Betton Cr WARRANDYTE 3113 (REI)

Agent Comments

 3  2  2

Price: \$1,470,000
Method: Private Sale
Date: 22/02/2022
Property Type: House (Res)
Land Size: 1994 sqm approx



24 Lorraine Av WARRANDYTE 3113 (REI/VG)

Agent Comments

 5  2  -

Price: \$1,370,250
Method: Sold Before Auction
Date: 07/12/2021
Property Type: House (Res)
Land Size: 931 sqm approx



25 Lynette Av WARRANDYTE 3113 (REI/VG)

Agent Comments

 4  3  3

Price: \$1,350,000
Method: Private Sale
Date: 20/12/2021
Property Type: House (Res)
Land Size: 815 sqm approx