

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

7 Kangaroo Ground-warrandyte Road, North Warrandyte Vic 3113

Indicative selling price

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

Range between

\$1,300,000

&

\$1,400,000

Median sale price

Median price

\$1,266,000

Property Type

House

Suburb

North Warrandyte

Period - From

01/10/2020

to

30/09/2021

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		Price	Date of sale
1	23 Boyd St NORTH WARRANDYTE 3113	\$1,510,000	25/09/2021
2	92 Kangaroo Ground Warrandyte Rd NORTH WARRANDYTE 3113	\$1,280,000	29/09/2021
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:

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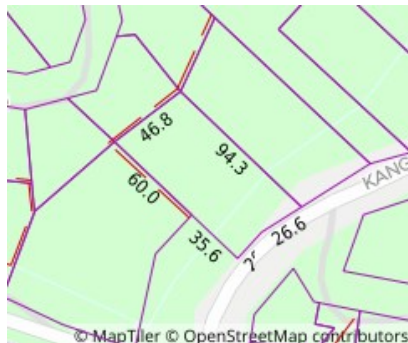
7 Kangaroo Ground-warrandyte Road, North Warrandyte Vic
3113

**Jellis
Craig**

Chris Chapman

0421 736 592

chrischapman@jellisrcraig.com.au



Property Type:

Agent Comments

Indicative Selling Price

\$1,300,000 - \$1,400,000

Median House Price

Year ending September 2021: \$1,266,000

Comparable Properties



23 Boyd St NORTH WARRANDYTE 3113 (REI)

Agent Comments



Similar sized home, larger land and quieter location

Price: \$1,510,000

Method: Private Sale

Date: 25/09/2021

Property Type: House

Land Size: 6433 sqm approx



92 Kangaroo Ground Warrandyte Rd NORTH WARRANDYTE 3113 (REI)

Agent Comments



Newer home with less accommodation and no pool/landscaping

Price: \$1,280,000

Method: Private Sale

Date: 29/09/2021

Property Type: House

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



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