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

31 Danita Drive, North Warrandyte Vic 3113

Indicative selling price

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

Range between $1,350,000 & $1,450,000

Median sale price

| Median price | $1,010,000 | Property Type | House | Suburb | North Warrandyte |

| Period - From | 01/07/2019 | to | 30/06/2020 | 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	5 Caloola Dr NORTH WARRANDYTE 3113	$1,140,000	31/05/2020
2			
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: 01/07/2020 08:14

CONSUMER AFFAIRS VICTORIA

Jellis Craig

Chris Chapman
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🛏 5   🛁 -   🚗

Property Type: House (Res)
Land Size: 6241 sqm approx

Agent Comments

Indicative Selling Price
$1,350,000 - $1,450,000
Median House Price
01/07/2019 - 30/06/2020: $1,010,000

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Comparable Properties

5 Caloola Dr NORTH WARRANDYTE 3113 (REI)   Agent Comments

🛏 4   🛁 2   🚗 2

Price: $1,140,000
Method: Private Sale
Date: 31/05/2020
Property Type: House
Land Size: 6148 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.

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

REIV   propertydata.com.au