Statement of Information

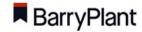
Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale										
Including suburb a	Address ncluding suburb and postcode 28 Somers Road, North Warrandyte Vic 3113									
Indicative selling price										
For the meaning of this price see consumer.vic.gov.au/underquoting										
Range between \$600,000			&		\$660,000					
Median sale price*										
Median price \$75	Pr	Property Type Vac		int land Su		burb	urb North Warrandyte			
Period - From 01/10/2021			31/12/2021		Source PDC		OL	OL		
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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.										
Address of comparable property							Pr	ice	Date of sale	
1										
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: 18/01/2022 16:07									
* The median sale price is provided to comply with section 47AF (2)(b) of the Estate Agents Act 1980. The median selling price for a residential property sold in the same suburb or locality in which the property offered for sale is located has been calculated on the sale prices of 1 residential properties sold during the										



^{*} The median sale price is provided to comply with section 47AF (2)(b) of the Estate Agents Act 1980. The median selling price for a residential property sold in the same suburb or locality in which the property offered for sale is located has been calculated on the sale prices of 1 residential properties sold during the period specified by the section. Because of the small number of sales, the median selling price is unlikely to be meaningful statistically and should be considered accordingly.







Property Type: Land (Res) **Land Size:** 1779 sqm approx

Agent Comments

Indicative Selling Price \$600,000 - \$660,000 Median Vacant Land Price * 01/10/2021 - 31/12/2021: \$750,000 * Agent calculated median based on 1 sales

Comparable Properties

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 - Barry Plant | P: 03 9842 8888



