

# 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

10 Alan Place, Warrandyte Vic 3113

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$1,150,000

&

\$1,250,000

### Median sale price

Median price \$1,520,000

Property Type House

Suburb Warrandyte

Period - From 01/01/2023

to

31/03/2023

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	53 Harris Gully Rd WARRANDYTE 3113	\$1,240,000	24/06/2023
2	23 Albert Rd NORTH WARRANDYTE 3113	\$1,200,000	05/02/2023
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:

10/07/2023 16:02



 4  2  2

**Property Type:** House (Res)

**Land Size:** 929 sqm approx

**Agent Comments**

**Indicative Selling Price**

\$1,150,000 - \$1,250,000

**Median House Price**

March quarter 2023: \$1,520,000

## Comparable Properties



**53 Harris Gully Rd WARRANDYTE 3113 (REI)**

**Agent Comments**

 4  3  2

**Price:** \$1,240,000

**Method:** Private Sale

**Date:** 24/06/2023

**Property Type:** House

**Land Size:** 1153 sqm approx



**23 Albert Rd NORTH WARRANDYTE 3113 (REI/VG)**

**Agent Comments**

 4  2  2

**Price:** \$1,200,000

**Method:** Private Sale

**Date:** 05/02/2023

**Property Type:** House

**Land Size:** 972 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.