Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered	for sale
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Address Including suburb and postcode	

Indicative selling price

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

Range between \$	1,150,000	&	\$1,250,000
Range between \$	1,150,000	&	\$1,250,000

Median sale price

Median price	\$1,520,000	Pro	perty 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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

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			

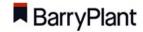
OR

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



Date of sale







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)

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Price: \$1,240,000 Method: Private Sale Date: 24/06/2023 Property Type: House Land Size: 1153 sqm approx Agent Comments



23 Albert Rd NORTH WARRANDYTE 3113

(REI/VG)

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Price: \$1,200,000 Method: Private Sale Date: 05/02/2023 Property Type: House Land Size: 972 sqm approx **Agent Comments**

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



