Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered t	for sale
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Address	11 Kruses Road, North Warrandyte Vic 3113
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
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Median sale price

Median price	\$1,006,400	Pro	perty 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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

1	3 Yarra View Ct NORTH WARRANDYTE 3113	\$1,250,000	04/08/2020
2	5 Caloola Dr NORTH WARRANDYTE 3113	\$1,140,000	31/05/2020
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:	29/09/2020 12:41



Date of sale



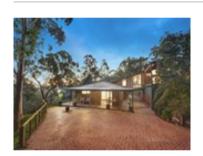




Property Type: House **Land Size:** 4000 sqm approx Agent Comments

Indicative Selling Price \$1,150,000 - \$1,250,000 Median House Price Year ending June 2020: \$1,006,400

Comparable Properties



3 Yarra View Ct NORTH WARRANDYTE 3113

(REI/VG)

Price: \$1,250,000 Method: Private Sale Date: 04/08/2020 Property Type: House Land Size: 9713 sqm approx

Agent Comments

Agent Comments



5 Caloola Dr NORTH WARRANDYTE 3113 (REI/VG)

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

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