

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

11 Kruses Road, North Warrandyte Vic 3113

Indicative selling price

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

Range between \$1,150,000

&

\$1,250,000

Median sale price

Median price \$1,006,400

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 | 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



 3  2  2

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)

Agent Comments

 5  3  4

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



5 Caloola Dr NORTH WARRANDYTE 3113
(REI/VG)

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.