

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 234a Research-warrandyte Road, North Warrandyte Vic 3113

Indicative selling price

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

Range between \$1,550,000 & \$1,700,000

Median sale price

Median price \$1,257,500 Property Type House Suburb North Warrandyte

Period - From 01/07/2020 to 30/06/2021 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	8 Brogil Rd NORTH WARRANDYTE 3113	\$1,670,000	06/08/2021
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: 29/09/2021 12:10



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Rooms: 2

Property Type: House (Res)

Land Size: 1980 sqm approx

Agent Comments

Indicative Selling Price

\$1,550,000 - \$1,700,000

Median House Price

Year ending June 2021: \$1,257,500

Comparable Properties



8 Brogil Rd NORTH WARRANDYTE 3113 (REI) Agent Comments

 4  3  3

Price: \$1,670,000

Method: Private Sale

Date: 06/08/2021

Property Type: House (Res)

Land Size: 2064 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.