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	cons	sumer.vic.go	ov.au	/underquot	ting			
Range betweer	\$1,550,000		8		\$1,700,000				
Median sale price									
Median price	\$1,257,500	Pro	operty Type	erty Type House			Suburb	North Warrandyte	
Period - From	01/07/2020	to	30/06/2021		So	urce	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.

Add	dress 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









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



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.

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propertydata



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