## 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

118 Kangaroo Ground-warrandyte Road, North Warrandyte Vic 3113

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range between	\$750,000	&	\$820,000					
Median sale pri	ice*	_		_				
Median price		Property Type		Suburb	North Warrandyte			
Period - From		to	Source					

### 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	123 Research Warrandyte Rd NORTH WARRANDYTE 3113	\$690,000	23/06/2021
2			
3			

OR

**B**<sup>\*</sup> 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:

25/11/2021 15:21

\* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



118 Kangaroo Ground-warrandyte Road, North Warrandyte Vic 3113







**Property Type:** Land (Res) **Land Size:** 7338 sqm approx Agent Comments Indicative Selling Price \$750,000 - \$820,000 No median price available

# **Comparable Properties**



Price: \$690,000 Method: Sale Date: 23/06/2021 Property Type: House (Previously Occupied -Detached) Land Size: 1017 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 - Jellis Craig | P: 03 9431 1222 | F: 03 9439 7192

propertydata



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