# 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

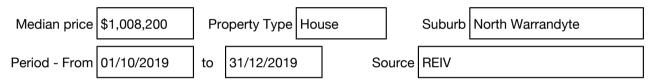
8 Kangaroo Ground-warrandyte Road, North Warrandyte Vic 3113

## Indicative selling price

For t	he meaning	of this price	e see consumer.	vic.gov.au/	underquotin	g

Single price \$1,000,000

#### Median sale price



## 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	7 Banning Rd NORTH WARRANDYTE 3113	\$1,010,000	12/10/2019	
2	13 Albert Rd NORTH WARRANDYTE 3113	\$1,006,400	19/11/2019	
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:

28/03/2020 11:05



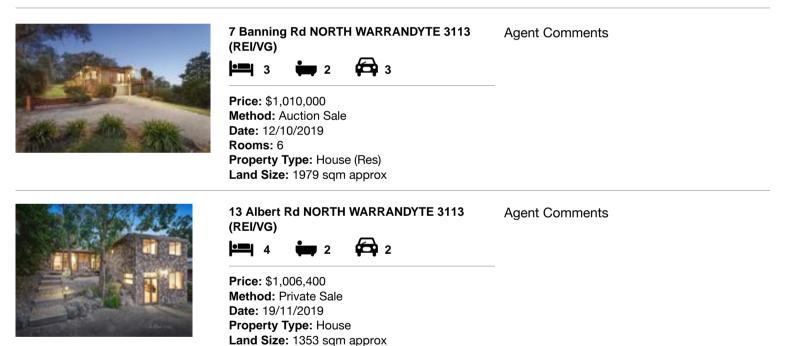






**Property Type:** Agent Comments Indicative Selling Price \$1,000,000 Median House Price December quarter 2019: \$1,008,200

# **Comparable Properties**



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 - Barry Plant | P: (03) 9431 1243

