

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

Single price

\$1,000,000

Median sale price

Median price

\$1,008,200

Property Type

House

Suburb

North Warrandyte

Period - From

01/10/2019

to

31/12/2019

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	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*~~ 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



**7 Banning Rd NORTH WARRANDYTE 3113
(REI/VG)**

Agent Comments



Price: \$1,010,000
Method: Auction Sale
Date: 12/10/2019
Rooms: 6
Property Type: House (Res)
Land Size: 1979 sqm approx



**13 Albert Rd NORTH WARRANDYTE 3113
(REI/VG)**

Agent Comments



Price: \$1,006,400
Method: Private Sale
Date: 19/11/2019
Property Type: House
Land Size: 1353 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.