

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

20 HODSON ROAD WARRANDYTE VIC 3113

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,700,000

&

\$1,770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,447,500

Property type

House

Suburb

Warrandyte

Period-from

01 Jan 2024

to

31 Dec 2024

Source

Corelogic

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 6 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

5 WEST END ROAD WARRANDYTE VIC 3113	\$1,900,000	30-Oct-24
33 HUTCHINSON AVENUE WARRANDYTE VIC 3113	\$1,838,000	30-Sep-24
81 YARRA STREET WARRANDYTE VIC 3113	\$1,650,000	31-Oct-24

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 6 months.~~

This Statement of Information was prepared on: 20 January 2025

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**5 WEST END ROAD WARRANDYTE VIC 3113** Sold Price **\$1,900,000** Sold Date **30-Oct-24**

🛏️ 5 🚿 2 🚗 2

Distance **1km****33 HUTCHINSON AVENUE WARRANDYTE VIC 3113** Sold Price **\$1,838,000** Sold Date **30-Sep-24**

🛏️ 4 🚿 2 🚗 2

Distance **1.71km****81 YARRA STREET WARRANDYTE VIC 3113** Sold Price **\$1,650,000** Sold Date **31-Oct-24**

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Distance **1.46km**

RS = Recent sale

UN = Undisclosed Sale

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