Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 25 Hamilton Road, North Warrandyte Vic 3113

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	ו \$1,500,000		&		\$1,600,000			
Median sale p	rice							
Median price	\$1,317,500	Pro	operty Type	Hou	ise		Suburb	North Warrandyte
Period - From	01/10/2021	to	30/09/2022		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.

Ad	dress of comparable property	Price	Date of sale
1	5-7 Hawkes Rd NORTH WARRANDYTE 3113	\$1,550,000	27/06/2022
2	32 Kangaroo Ground Warrandyte Rd NORTH WARRANDYTE 3113	\$1,510,000	07/11/2022
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:

14/11/2022 17:18





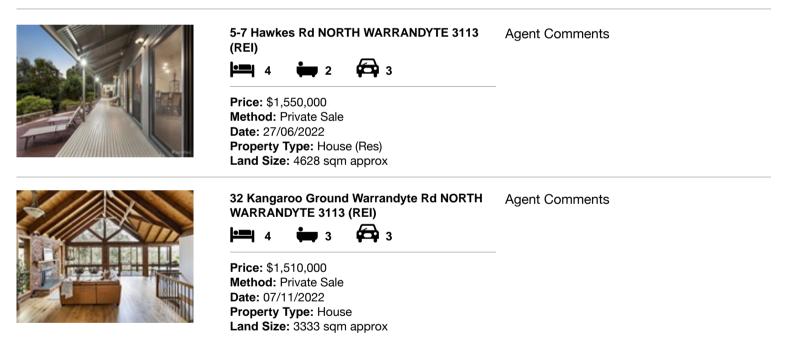
Chris Chapman 0421 736 592 chrischapman@jelliscraig.com.au





Property Type: House **Land Size:** 4037 sqm approx Agent Comments Indicative Selling Price \$1,500,000 - \$1,600,000 Median House Price Year ending September 2022: \$1,317,500

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.

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propertydata



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