

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

5 Caloola Drive, North Warrandyte Vic 3113

Indicative selling price

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

Range between \$1,100,000 & \$1,200,000

Median sale price

Median price \$993,200 Property Type House Suburb North Warrandyte

Period - From 01/04/2019 to 31/03/2020 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	1 Osborne Rd NORTH WARRANDYTE 3113	\$1,200,000	19/02/2020
2	13 Hamilton Rd NORTH WARRANDYTE 3113	\$1,090,000	30/04/2020
3	14 Blooms Rd NORTH WARRANDYTE 3113	\$1,080,000	25/03/2020

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:

19/05/2020 14:23



Property Type: Land
Land Size: 6148 sqm approx
Agent Comments

Indicative Selling Price

\$1,100,000 - \$1,200,000

Median House Price

Year ending March 2020: \$993,200

Comparable Properties



**1 Osborne Rd NORTH WARRANDYTE 3113
(REI/VG)**



Price: \$1,200,000
Method: Sale by Tender
Date: 19/02/2020
Property Type: House
Land Size: 3338 sqm approx

Agent Comments

Worse location on less land, although more car accommodation.



**13 Hamilton Rd NORTH WARRANDYTE 3113
(REI)**



Price: \$1,090,000
Method: Private Sale
Date: 30/04/2020
Property Type: House (Res)
Land Size: 4407 sqm approx

Agent Comments



**14 Blooms Rd NORTH WARRANDYTE 3113
(REI/VG)**



Price: \$1,080,000
Method: Private Sale
Date: 25/03/2020
Property Type: House
Land Size: 2258 sqm approx

Agent Comments

Less usable land.