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	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betwee	n \$1,100,000		&		\$1,200,000			
Median sale p	rice							
Median price	\$993,200	Pro	operty Type	Hou	se		Suburb	North Warrandyte
Period - From	01/04/2019	to	31/03/2020		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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress 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





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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
 Agent Comments

 (REI)
 Image: 2
 Image: 2

 Image: 4
 Image: 2
 Image: 2

 Price: \$1,090,000
 Image: 2
 Image: 2

 Method: Private Sale
 Date: 30/04/2020

 Property Type: House (Res)
 Image: 2



14 Blooms Rd NORTH WARRANDYTE 3113 (REI/VG)



Land Size: 4407 sqm approx

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

Agent Comments

Less usable land.

Account - Jellis Craig | P: 03 9431 1222 | F: 03 9439 7192



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.