

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

2/3 Anderson Street, Warrandyte Vic 3113

Indicative selling price

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

Range between \$730,000 & \$790,000

Median sale price

Median price \$1,400,000 Property Type House Suburb Warrandyte

Period - From 01/07/2024 to 30/09/2024 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	149 Brackenbury St WARRANDYTE 3113	\$725,000	02/08/2024
2	37 Dingley Dell Rd NORTH WARRANDYTE 3113	\$950,000	22/05/2024
3	288 Yarra St WARRANDYTE 3113	\$980,888	30/04/2024

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:

04/11/2024 10:23

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 3  2  2

Property Type: House

Agent Comments

Indicative Selling Price
\$730,000 - \$790,000
Median House Price
September quarter 2024: \$1,400,000

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.

Comparable Properties



149 Brackenbury St WARRANDYTE 3113 (REI) **Agent Comments**

 3  1  1

Price: \$725,000
Method: Private Sale
Date: 02/08/2024
Property Type: House
Land Size: 964 sqm approx



37 Dingley Dell Rd NORTH WARRANDYTE 3113 (REI/VG) **Agent Comments**

 4  2  4

Price: \$950,000
Method: Private Sale
Date: 22/05/2024
Property Type: House (Res)
Land Size: 2734 sqm approx



288 Yarra St WARRANDYTE 3113 (REI/VG) **Agent Comments**

 3  2  1

Price: \$980,888
Method: Private Sale
Date: 30/04/2024
Property Type: House
Land Size: 891 sqm approx

Account - Barry Plant | P: 03 9842 8888