

# 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

41 Osborne Road, North Warrandyte Vic 3113

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$1,650,000

&

\$1,750,000

### Median sale price

Median price

\$1,085,000

Property Type

House

Suburb

North Warrandyte

Period - From

01/01/2020

to

31/12/2020

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	97 Brackenbury St WARRANDYTE 3113	\$1,775,000	24/02/2021
2			
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:

10/03/2021 16:08



 4  2  2

**Property Type:** House  
**Land Size:** 4170 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,650,000 - \$1,750,000  
**Median House Price**  
Year ending December 2020: \$1,085,000

## Comparable Properties



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

 4  3  2

**Price:** \$1,775,000  
**Method:** Auction Sale  
**Date:** 24/02/2021  
**Property Type:** House (Res)  
**Land Size:** 1023 sqm approx

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.