## 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

94 Kangaroo Ground-warrandyte 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	\$1,250,000		&		\$1,350,000			
Median sale p	rice							
Median price	\$1,350,000	Pro	Property Type Hou		ise		Suburb	North Warrandyte
Period - From	01/07/2021	to	30/06/2022		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.

Ade	dress of comparable property	Price	Date of sale
1	13 Brogil Rd NORTH WARRANDYTE 3113	\$1,260,000	22/02/2022
2			
3			

#### OR

**B**<sup>\*</sup> 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:

20/07/2022 12:52



94 Kangaroo Ground-warrandyte Road, North Warrandyte Vic 3113







Property Type: House Land Size: 4407 sqm approx Agent Comments Indicative Selling Price \$1,250,000 - \$1,350,000 Median House Price Year ending June 2022: \$1,350,000

# **Comparable Properties**



13 Brogil Rd NORTH WARRANDYTE 3113 (REI/VG)



Price: \$1,260,000 Method: Private Sale Date: 22/02/2022 Property Type: House Land Size: 4109 sqm approx Agent Comments

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.

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



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