Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 5 Lewis Road, North Warrandyte Vic 3113

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betwee	en \$1,200,000		&		\$1,300,000			
Median sale price								
Median price	\$1,266,000	Pro	Property Type Hou		use		Suburb	North Warrandyte
Period - From	01/10/2020	to	30/09/2021		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.

Ad	dress of comparable property	Price	Date of sale
1	33 Aton St NORTH WARRANDYTE 3113	\$1,250,000	26/06/2021
2	179 Research Warrandyte Rd NORTH WARRANDYTE 3113	\$1,217,000	02/10/2021
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:

24/11/2021 11:41









Property Type: House **Land Size:** 1790 sqm approx Agent Comments Indicative Selling Price \$1,200,000 - \$1,300,000 Median House Price Year ending September 2021: \$1,266,000

Comparable Properties

33 Aton St NORTH WARRANDYTE 3113 (REI/VG) 4 2 2 2 Price: \$1,250,000 Method: Private Sale Date: 26/06/2021 Property Type: House Land Size: 3550 sqm approx	Agent Comments
179 Research Warrandyte Rd NORTH WARRANDYTE 3113 (REI) 4 2 2 2 Price: \$1,217,000 Method: Auction Sale Date: 02/10/2021 Property Type: House (Res) Land Size: 973 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.

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propertydata



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