

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

10 Hawkes Road, North Warrandyte Vic 3113

Indicative selling price

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

Range between \$840,000 & \$890,000

Median sale price

Median price \$1,380,000 Property Type House Suburb North Warrandyte

Period - From 01/01/2022 to 31/12/2022 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	22 Stony Creek Rd NORTH WARRANDYTE 3113	\$882,000	01/10/2022
2	115 Research Warrandyte Rd NORTH WARRANDYTE 3113	\$850,000	17/01/2023
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: 23/03/2023 15:18

10 Hawkes Road, North Warrandyte Vic 3113

**Jellis
Craig**

Chris Chapman

0421 736 592

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 3  1  4

Property Type: House
Land Size: 1075 sqm approx
Agent Comments

Indicative Selling Price

\$840,000 - \$890,000

Median House Price

Year ending December 2022: \$1,380,000

Comparable Properties



**22 Stony Creek Rd NORTH WARRANDYTE
3113 (REI/VG)**

Agent Comments

 3  2  2

Price: \$882,000
Method: Auction Sale
Date: 01/10/2022
Property Type: House (Res)
Land Size: 2335 sqm approx



**115 Research Warrandyte Rd NORTH
WARRANDYTE 3113 (REI)**

Agent Comments

 3  2  2

Price: \$850,000
Method: Private Sale
Date: 17/01/2023
Property Type: House
Land Size: 977 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.

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



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