

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

14 Third Street, Warrandyte Vic 3113

Indicative selling price

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

Range between \$800,000 & \$880,000

Median sale price

Median price \$1,425,000 Property Type House Suburb Warrandyte

Period - From 01/10/2019 to 31/12/2019 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	33 Yarra St WARRANDYTE 3113	\$877,000	11/09/2019
2	121 Research Warrandyte Rd NORTH WARRANDYTE 3113	\$840,000	11/12/2019
3	6 Valias St NORTH WARRANDYTE 3113	\$800,000	24/07/2019

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:

20/01/2020 15:31



Property Type: House
Land Size: 1137 sqm approx
Agent Comments

Indicative Selling Price
\$800,000 - \$880,000
Median House Price
December quarter 2019: \$1,425,000

Comparable Properties



33 Yarra St WARRANDYTE 3113 (REI/VG)

Agent Comments



Price: \$877,000
Method: Private Sale
Date: 11/09/2019
Rooms: 6
Property Type: House
Land Size: 1000 sqm approx



121 Research Warrandyte Rd NORTH WARRANDYTE 3113 (REI)

Agent Comments



Price: \$840,000
Method: Private Sale
Date: 11/12/2019
Rooms: 6
Property Type: House



6 Valias St NORTH WARRANDYTE 3113 (REI/VG)

Agent Comments



Price: \$800,000
Method: Private Sale
Date: 24/07/2019
Property Type: House
Land Size: 1175 sqm approx