#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Price

### Property offered for sale

	14 Third Street, Warrandyte Vic 3113
Including suburb and	
postcode	
postcode	

#### Indicative selling price

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

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

Address of comparable property		1 1100	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

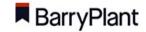
#### OR

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



Date of sale











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)** 





Price: \$840.000 Method: Private Sale Date: 11/12/2019

Rooms: 6

Property Type: House

Agent Comments



6 Valias St NORTH WARRANDYTE 3113

(REI/VG)





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

Account - Barry Plant | P: 03 9842 8888



