### 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

7 Banning 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	een \$820,000		&		\$900,000			
Median sale p	rice							
Median price	\$982,500	Pro	operty Type	Hou	se		Suburb	North Warrandyte
Period - From	01/07/2018	to	30/06/2019		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 six months 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	41 Somers Rd NORTH WARRANDYTE 3113	\$935,000	13/04/2019
2	23 Webb St WARRANDYTE 3113	\$825,000	24/06/2019
3	34 Kangaroo Ground Warrandyte Rd NORTH WARRANDYTE 3113	\$820,000	17/06/2019

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.

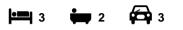
This Statement of Information was prepared on:

19/09/2019 12:40



# Lindellas





Rooms: 6 Property Type: House Land Size: 2047 sqm approx Agent Comments 9838 1388 0412 043 694 dennis@lindellas.com

Dennis Dellas

Indicative Selling Price \$820,000 - \$900,000 Median House Price Year ending June 2019: \$982,500

## **Comparable Properties**

ant	41 Somers Rd NORTH WARRANDYTE 3113 (REI/VG) 4 3 2	Agent Comments
	Price: \$935,000 Method: Private Sale Date: 13/04/2019 Property Type: House Land Size: 3618 sqm approx	
	23 Webb St WARRANDYTE 3113 (REI) 4 1 1 1 Price: \$825,000 Method: Sold Before Auction Date: 24/06/2019 Property Type: House (Res) Land Size: 1213 sqm approx	Agent Comments
	34 Kangaroo Ground Warrandyte Rd NORTH WARRANDYTE 3113 (REI/VG) 3 1 2 Price: \$820,000 Method: Private Sale Date: 17/06/2019 Property Type: House Land Size: 3877 sqm approx	Agent Comments

Account - Lindellas First National | P: 03 9838 1388 | F: 03 9838 1399



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.