

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 consumer.vic.gov.au/underquoting

Range between \$820,000 & \$900,000

Median sale price

Median price \$982,500 Property Type House Suburb North Warrandyte

Period - From 01/07/2018 to 30/06/2019 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	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



 3  2  3

Rooms: 6

Property Type: House

Land Size: 2047 sqm approx

Agent Comments

Comparable Properties



41 Somers Rd NORTH WARRANDYTE 3113 (REI/VG)

Agent Comments

 4  3  2

Price: \$935,000

Method: Private Sale

Date: 13/04/2019

Property Type: House

Land Size: 3618 sqm approx



23 Webb St WARRANDYTE 3113 (REI)

Agent Comments

 4  1  1

Price: \$825,000

Method: Sold Before Auction

Date: 24/06/2019

Property Type: House (Res)

Land Size: 1213 sqm approx



34 Kangaroo Ground Warrandyte Rd NORTH WARRANDYTE 3113 (REI/VG)

Agent Comments

 3  1  2

Price: \$820,000

Method: Private Sale

Date: 17/06/2019

Property Type: House

Land Size: 3877 sqm approx