# 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

113 Bradleys Lane, North Warrandyte Vic 3113

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$1,850,000		&		\$1,900,000					
Median sale pi	rice									
Median price	\$1,465,000	Pro	operty Type	Hou	se		Suburb	North Warrandyte		
Period - From	01/04/2024	to	31/03/2025		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 sixmonths 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		
2		
3		

OR

**B**<sup>\*</sup> 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:

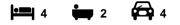
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Chris Chapman 0421 736 592 chrischapman@jelliscraig.com.au





**Property Type:** House **Land Size:** 4592 sqm approx Agent Comments Indicative Selling Price \$1,850,000 - \$1,900,000 Median House Price Year ending March 2025: \$1,465,000

# **Comparable Properties**

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.

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