Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 9 Weerona Way, North Warrandyte Vic 3113

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	en \$1,450,000		&		\$1,550,000					
Median sale price										
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.

Ad	dress of comparable property	Price	Date of sale
1	69 Blooms Rd NORTH WARRANDYTE 3113	\$1,540,000	21/11/2024
2	11 Bradleys La NORTH WARRANDYTE 3113	\$1,560,000	28/10/2024
3			

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:

07/04/2025 16:25





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Property Type: House Land Size: 2308 sqm approx Agent Comments Indicative Selling Price \$1,450,000 - \$1,550,000 Median House Price Year ending March 2025: \$1,465,000

Comparable Properties

Carrier Carrier	69 Blooms Rd NORTH WARRANDYTE 3113 (REI/VG) 5 3 3 5 Price: \$1,540,000 Method: Private Sale Date: 21/11/2024 Property Type: House (Res) Land Size: 4141 sqm approx	Agent Comments
	11 Bradleys La NORTH WARRANDYTE 3113 (REI/VG) 5 2 3 Price: \$1,560,000 Method: Private Sale Date: 28/10/2024 Property Type: House Land Size: 4152 sqm approx	Agent Comments

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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propertydata



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