

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

20 Hodson Road, Warrandyte Vic 3113

Indicative selling price

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

Range between \$1,650,000 & \$1,800,000

Median sale price

Median price \$1,770,000 Property Type House Suburb Warrandyte

Period - From 01/04/2023 to 30/06/2023 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	73 Brackenbury St WARRANDYTE 3113	\$1,890,000	20/05/2023
2	52 Yarra St WARRANDYTE 3113	\$1,710,000	16/08/2023
3	5 Gold Nugget Rise WARRANDYTE 3113	\$1,700,000	05/05/2023

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:

30/08/2023 09:28



5 2 2

Property Type: House
Land Size: 976 sqm approx
Agent Comments

Indicative Selling Price

\$1,650,000 - \$1,800,000

Median House Price

June quarter 2023: \$1,770,000

Comparable Properties



73 Brackenbury St WARRANDYTE 3113 (REI) **Agent Comments**

4 2 2

Price: \$1,890,000
Method: Auction Sale
Date: 20/05/2023
Property Type: House (Res)



52 Yarra St WARRANDYTE 3113 (REI) **Agent Comments**

4 2 2

Price: \$1,710,000
Method: Private Sale
Date: 16/08/2023
Property Type: House (Res)
Land Size: 857 sqm approx



5 Gold Nugget Rise WARRANDYTE 3113 (REI/VG) **Agent Comments**

5 2 2

Price: \$1,700,000
Method: Private Sale
Date: 05/05/2023
Property Type: House (Res)
Land Size: 800 sqm approx