

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

47b Blooms Road, North Warrandyte Vic 3113
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Indicative selling price

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

Range between

\$1,450,000

 &

\$1,550,000

Median sale price

Median price

\$1,280,000

 Property Type

House

 Suburb

North Warrandyte

Period - From

01/10/2022

 to

30/09/2023

 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	3 Caloola Dr NORTH WARRANDYTE 3113	\$1,470,000	23/06/2023
2			
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:

16/10/2023 14:41

47b Blooms Road, North Warrandyte Vic 3113

**Jellis
Craig**

Chris Chapman
0421 736 592

chrischapman@jellisrcraig.com.au



 4  2  4

Rooms: 8

Property Type: House

Land Size: 8145 sqm approx

Agent Comments

Indicative Selling Price

\$1,450,000 - \$1,550,000

Median House Price

Year ending September 2023: \$1,280,000

Comparable Properties



**3 Caloola Dr NORTH WARRANDYTE 3113
(REI/VG)**

Agent Comments

 3  2  2

Price: \$1,470,000

Method: Private Sale

Date: 23/06/2023

Property Type: House

Land Size: 4871 sqm approx

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.

Account - Jellis Craig | P: 03 9431 1222 | F: 03 9439 7192



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