

# 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 5 Houghton Road, Warrandyte Vic 3113

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,400,000 & \$1,500,000

### Median sale price

Median price \$1,450,000 Property Type House Suburb Warrandyte

Period - From 01/04/2023 to 31/03/2024 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	24 Leber St WARRANDYTE 3113	\$1,550,000	04/02/2024
2	9 Lynette Av WARRANDYTE 3113	\$1,486,000	04/05/2024
3	46 Pound Rd WARRANDYTE 3113	\$1,450,000	10/01/2024

**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: 03/06/2024 14:22



3   2   2

**Property Type:** House

**Land Size:** 806 sqm approx

Agent Comments

## Comparable Properties



**24 Leber St WARRANDYTE 3113 (REI/VG)**

Agent Comments

4   2   6

**Price:** \$1,550,000

**Method:** Private Sale

**Date:** 04/02/2024

**Rooms:** 6

**Property Type:** House (Res)

**Land Size:** 896 sqm approx



**9 Lynette Av WARRANDYTE 3113 (REI)**

Agent Comments

4   3   6

**Price:** \$1,486,000

**Method:** Private Sale

**Date:** 04/05/2024

**Property Type:** House

**Land Size:** 1565 sqm approx



**46 Pound Rd WARRANDYTE 3113 (REI/VG)**

Agent Comments

4   2   2

**Price:** \$1,450,000

**Method:** Private Sale

**Date:** 10/01/2024

**Property Type:** House (Res)

**Land Size:** 811 sqm approx