

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 6 The Boulevard, North Warrandyte Vic 3113

Indicative selling price

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

Range between \$1,380,000 & \$1,480,000

Median sale price

Median price \$1,202,500 Property Type House Suburb North Warrandyte

Period - From 01/01/2023 to 31/12/2023 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	47b Blooms Rd NORTH WARRANDYTE 3113	\$1,460,000	10/02/2024
2	28 Hawkes Rd NORTH WARRANDYTE 3113	\$1,400,000	08/11/2023
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: 26/03/2024 15:35



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Property Type: House
Land Size: 1991 sqm approx
Agent Comments

Indicative Selling Price
\$1,380,000 - \$1,480,000
Median House Price
Year ending December 2023: \$1,202,500

Comparable Properties



47b Blooms Rd NORTH WARRANDYTE 3113 **Agent Comments**
(REI)

 4  2  4

Price: \$1,460,000
Method: Private Sale
Date: 10/02/2024
Property Type: House
Land Size: 8001 sqm approx



28 Hawkes Rd NORTH WARRANDYTE 3113 **Agent Comments**
(REI)

 4  2  4

Price: \$1,400,000
Method: Private Sale
Date: 08/11/2023
Property Type: House
Land Size: 2158 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.

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