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 6 The Boulevard, North Warrandyte Vic 3113

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	\$1,380,000		&		\$1,480,000				
Median sale p	rice								
Median price	\$1,202,500	Pro	operty Type	Hou	se		Suburb	North Warrandyte	
Period - From	01/01/2023	to	31/12/2023	;	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	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









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



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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