

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

7 Whipstick Gully Road, Warrandyte Vic 3113

Indicative selling price

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

Range between \$1,080,000 & \$1,180,000

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	23 Albert Rd NORTH WARRANDYTE 3113	\$1,200,000	05/02/2023
2	3 Brett St WARRANDYTE 3113	\$1,166,000	19/08/2023
3	56 Leber St WARRANDYTE 3113	\$1,070,000	22/12/2022

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: 13/09/2023 13:20



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Property Type: House
Land Size: 828 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,080,000 - \$1,180,000
Median House Price
 June quarter 2023: \$1,770,000

Comparable Properties



23 Albert Rd NORTH WARRANDYTE 3113 (REI/VG)

Agent Comments

4 2 2

Price: \$1,200,000
Method: Private Sale
Date: 05/02/2023
Property Type: House
Land Size: 972 sqm approx



3 Brett St WARRANDYTE 3113 (REI)

Agent Comments

3 2 -

Price: \$1,166,000
Method: Auction Sale
Date: 19/08/2023
Property Type: House (Res)
Land Size: 790 sqm approx



56 Leber St WARRANDYTE 3113 (VG)

Agent Comments

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Price: \$1,070,000
Method: Sale
Date: 22/12/2022
Property Type: House (Res)
Land Size: 754 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 - Barry Plant | P: 03 9842 8888