FLETCHERS

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	152 Research-warrandyte Road, North Warrandyte Vic 3113

Indicative selling price

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

Range between	$795,000	&	$870,000

Median sale price

Median price	$1,035,000	House	X	~~Unit~~		Suburb	North Warrandyte
Period - From	01/10/2017	to	30/09/2018	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	15 Mitchell Av WARRANDYTE 3113	$885,000	15/06/2018
2	18 Stony Creek Rd NORTH WARRANDYTE 3113	$875,000	03/07/2018
3	198 Research Warrandyte Rd NORTH WARRANDYTE 3113	$730,000	03/07/2018

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.~~

REIV propertydata.com.au

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

152 Research-warrandyte Road, North Warrandyte Vic 3113

3 1 1

Rooms:
Property Type: House
Land Size: 2099sqm (approx). sqm approx

Agent Comments

Indicative Selling Price
$795,000 - $870,000
Median House Price
Year ending September 2018: $1,035,000

Comparable Properties

15 Mitchell Av WARRANDYTE 3113 (REI/VG)

3 2 2

Price: $885,000
Method: Private Sale
Date: 15/06/2018
Rooms: -
Property Type: House
Land Size: 793 sqm approx

Agent Comments

18 Stony Creek Rd NORTH WARRANDYTE 3113 (REI/VG)

4 2 3

Price: $875,000
Method: Private Sale
Date: 03/07/2018
Rooms: -
Property Type: House
Land Size: 2172 sqm approx

Agent Comments

198 Research Warrandyte Rd NORTH WARRANDYTE 3113 (REI/VG)

3 2 -

Price: $730,000
Method: Private Sale
Date: 03/07/2018
Rooms: 4
Property Type: House (Res)
Land Size: 7834 sqm approx

Agent Comments

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