

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

47 Harris Gully Road, Warrandyte Vic 3113

Indicative selling price

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

Range between

\$800,000

&

\$850,000

Median sale price

Median price

\$1,425,000

Property Type

House

Suburb

Warrandyte

Period - From

01/10/2019

to

31/12/2019

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	27 Melbourne Hill Rd WARRANDYTE 3113	\$850,000	20/01/2020
2			
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:

26/03/2020 11:59



 3  - 

Property Type: House

Land Size: 849.387 sqm approx

Agent Comments

Indicative Selling Price

\$800,000 - \$850,000

Median House Price

December quarter 2019: \$1,425,000

Comparable Properties

27 Melbourne Hill Rd WARRANDYTE 3113 (VG) Agent Comments

 3  - 

Price: \$850,000

Method: Sale

Date: 20/01/2020

Property Type: House (Res)

Land Size: 1106 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.