

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	2 Yarra River Court, North Warrandyte Vic 3113

Indicative selling price

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

Range between	\$1,150,000	&	\$1,265,000

Median sale price

Median price	\$1,153,500	Hou	ise X	Unit		Suburb	North Warrandyte
Period - From	01/07/2016	to	30/06/2017		Source	REIV	

Comparable property sales (*Delete A or B below as applicable)

62 Stony Creek Rd NORTH WARRANDYTE 3113

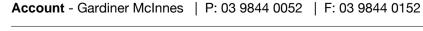
A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property Price Date of sale 1 61 Blooms Rd NORTH WARRANDYTE 3113 \$1,265,000 02/06/2017 2 41 Hawkes Rd NORTH WARRANDYTE 3113 \$1,225,000 12/09/2017

OR

3

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.





\$1,175,000

28/07/2017









Rooms:

Property Type:
Agent Comments

Indicative Selling Price \$1,150,000 - \$1,265,000 Median House Price Year ending June 2017: \$1,153,500

Comparable Properties



61 Blooms Rd NORTH WARRANDYTE 3113

(REI)

•**--**| 4





Price: \$1,265,000 **Method:** Private Sale **Date:** 02/06/2017

Rooms: 7

Property Type: House (Res) **Land Size:** 6247 sqm approx

Agent Comments

Agent Comments

Agent Comments



41 Hawkes Rd NORTH WARRANDYTE 3113

(REI)

--4





Price: \$1,225,000 **Method:** Private Sale **Date:** 12/09/2017 **Rooms:** 11

Property Type: House (Res)

Land Size: 6583 sqm approx

62 Stony Creek Rd NORTH WARRANDYTE

3113 (REI)

=3

- 2



Price: \$1,175,000 **Method:** Private Sale **Date:** 28/07/2017 **Rooms:** 7

Property Type: House (Res) **Land Size:** 4154 sqm approx

Account - Gardiner McInnes | P: 03 9844 0052 | F: 03 9844 0152

52 Generated: 12/10/2017 13:13



