

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 House 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)

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
3	62 Stony Creek Rd NORTH WARRANDYTE 3113	\$1,175,000	28/07/2017

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.



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) Agent Comments



Price: \$1,265,000
Method: Private Sale
Date: 02/06/2017
Rooms: 7
Property Type: House (Res)
Land Size: 6247 sqm approx



41 Hawkes Rd NORTH WARRANDYTE 3113 (REI) Agent Comments



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) Agent Comments



Price: \$1,175,000
Method: Private Sale
Date: 28/07/2017
Rooms: 7
Property Type: House (Res)
Land Size: 4154 sqm approx