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	4 Carol Court, Warrandyte Vic 3113

Indicative selling price

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

Range between $1,325,000 & $1,375,000

Median sale price

Median price $1,533,000 Property Type House Suburb Warrandyte

Period - From 01/04/2024 to 30/06/2024 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	19 Webb St WARRANDYTE 3113	$1,400,000	11/07/2024
2	2-4 Melbourne Hill Rd WARRANDYTE 3113	$1,580,000	08/05/2024
3	9 Lynette Av WARRANDYTE 3113	$1,486,000	04/05/2024

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: 30/07/2024 10:50

4 Carol Court, Warrandyte Vic 3113

Nick Elmore
03 9830 7000
0438 599 938
nick.elmore@belleproperty.com



4 2

Property Type: House (Res)

Agent Comments

Indicative Selling Price
$1,325,000 - $1,375,000
Median House Price
June quarter 2024: $1,533,000

Comparable Properties

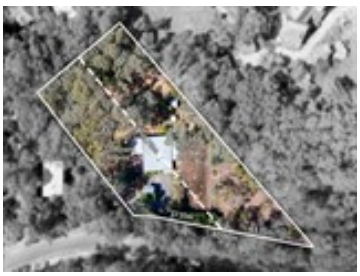


19 Webb St WARRANDYTE 3113 (REI)

4 2 2

Price: $1,400,000
Method: Expression of Interest
Date: 11/07/2024
Property Type: House (Res)
Land Size: 1206 sqm approx

Agent Comments



2-4 Melbourne Hill Rd WARRANDYTE 3113 (REI)

3 2 1

Price: $1,580,000
Method: Private Sale
Date: 08/05/2024
Property Type: House
Land Size: 5327 sqm approx

Agent Comments



9 Lynette Av WARRANDYTE 3113 (REI/VG)

4 3 6

Price: $1,486,000
Method: Private Sale
Date: 04/05/2024
Property Type: House
Land Size: 1565 sqm approx

Agent Comments

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