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	54 Pound Road, Warrandyte Vic 3113

Indicative selling price

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

Range between $1,400,000 & $1,500,000

Median sale price

Median price $1,445,000 Property Type House Suburb Warrandyte

Period - From 01/07/2023 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	4-6 Lorraine Av WARRANDYTE 3113	$1,550,000	14/07/2024
2	53 Lynette Av WARRANDYTE 3113	$1,445,000	14/05/2024
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: 13/08/2024 12:07

54 Pound Road, Warrandyte Vic 3113

David Moskovic
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4 2 2

Property Type: House
Land Size: 962 sqm approx

Agent Comments

Indicative Selling Price
$1,400,000 - $1,500,000
Median House Price
Year ending June 2024: $1,445,000

Comparable Properties



4-6 Lorraine Av WARRANDYTE 3113 (REI)

6 2 4

Price: $1,550,000
Method: Private Sale
Date: 14/07/2024
Property Type: House (Res)
Land Size: 2097 sqm approx

Agent Comments



53 Lynette Av WARRANDYTE 3113 (REI)

4 2 2

Price: $1,445,000
Method: Private Sale
Date: 14/05/2024
Property Type: House
Land Size: 1019 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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