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	9 Aton Street, North Warrandyte Vic 3113

Indicative selling price

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

Range between $1,250,000 & $1,375,000

Median sale price

Median price $1,452,000 Property Type House Suburb North Warrandyte

Period - From 01/10/2023 to 30/09/2024 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	14 Brogil Rd NORTH WARRANDYTE 3113	$1,230,000	08/08/2024
2	30 Aton St NORTH WARRANDYTE 3113	$1,480,000	22/07/2024
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: 16/10/2024 10:13

9 Aton Street, North Warrandyte Vic 3113

David Moskovic
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4 2 4

Property Type: House
Land Size: 2433 sqm approx

Agent Comments

Indicative Selling Price
$1,250,000 - $1,375,000
Median House Price
Year ending September 2024: $1,452,000

Comparable Properties



14 Brogil Rd NORTH WARRANDYTE 3113 (REI)

4 2 2

Price: $1,230,000
Method: Private Sale
Date: 08/08/2024
Property Type: House
Land Size: 2082 sqm approx

Agent Comments



30 Aton St NORTH WARRANDYTE 3113 (REI)

5 3 4

Price: $1,480,000
Method: Private Sale
Date: 22/07/2024
Property Type: House
Land Size: 2034 sqm approx

Agent Comments

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.

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