Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

ale						
61-63 YARRA STREET WARRANDYTE VIC 3113						
	c.gov.aı	u/underquoting (*Delete singl	e price	e or range a	as applicable)
	_	or range between	\$2,250,0	000	&	\$2,450,000
pplicable)						
\$1,322,500	Property type C		Other	Other		Warrandyte
01 Mar 2023	to	to 29 Feb 2024 S		ource	Corelogic	
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 6 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						
	pplicable) \$1,322,500 01 Mar 2023 sales (*Delete Are properties sold with ant's representative	pplicable) \$1,322,500 Prop 01 Mar 2023 to sales (*Delete A or B to properties sold within two-nt's representative consider.	ce see consumer.vic.gov.au/underquoting (or range between pplicable) \$1,322,500 Property type 01 Mar 2023 to 29 Feb 2024 sales (*Delete A or B below as apple properties sold within two kilometres of the nt's representative considers to be most co	ce see consumer.vic.gov.au/underquoting (*Delete single or range between \$2,250,000) pplicable) \$1,322,500 Property type Other 01 Mar 2023 to 29 Feb 2024 Society (*Delete A or B below as applicable) properties sold within two kilometres of the property for nt's representative considers to be most comparable to	ce see consumer.vic.gov.au/underquoting (*Delete single price or range between \$2,250,000 pplicable) \$1,322,500 Property type Other O1 Mar 2023 to 29 Feb 2024 Source sales (*Delete A or B below as applicable) properties sold within two kilometres of the property for sale int's representative considers to be most comparable to the property of the property	61-63 YARRA STREET WARRANDYTE VIC 3113 ce see consumer.vic.gov.au/underquoting (*Delete single price or range a or range between \$2,250,000 & pplicable) \$1,322,500 Property type Other Suburb 01 Mar 2023 to 29 Feb 2024 Source sales (*Delete A or B below as applicable) properties sold within two kilometres of the property for sale in the last 6 ort's representative considers to be most comparable to the property for s

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 6 months.

This Statement of Information was prepared on: 05 March 2024



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