

## 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

77-81 Beauty Gully Road, Warrandyte Vic 3113

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$1,800,000

&

\$1,900,000

#### Median sale price

Median price

\$1,920,000

House

X

Unit

Suburb

Warrandyte

Period - From

01/10/2017

to

31/12/2017

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		
2		
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.

77-81 Beauty Gully Road, Warrandyte Vic 3113

**Jellis  
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**Indicative Selling Price**

\$1,800,000 - \$1,900,000

**Median House Price**

December quarter 2017: \$1,920,000



 4    2    3

**Rooms:**

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 4561 sqm approx

Agent Comments

## Comparable Properties

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.