

# 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

20 Hodson 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 \$1,600,000

&

\$1,700,000

### Median sale price

Median price \$1,770,000

Property Type House

Suburb Warrandyte

Period - From 01/04/2023

to 30/06/2023

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	52 Yarra St WARRANDYTE 3113	\$1,710,000	16/08/2023
2	5 Gold Nugget Rise WARRANDYTE 3113	\$1,700,000	05/05/2023
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:

11/09/2023 16:54

20 Hodson Road, Warrandyte Vic 3113

**Jellis  
Craig**

Daniel Broadbent

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**Indicative Selling Price**

\$1,600,000 - \$1,700,000

**Median House Price**

June quarter 2023: \$1,770,000



 5  2  2

**Property Type:** House

**Land Size:** 976 sqm approx

Agent Comments

## Comparable Properties



**52 Yarra St WARRANDYTE 3113 (REI)**

Agent Comments

 4  2  2

**Price:** \$1,710,000

**Method:** Private Sale

**Date:** 16/08/2023

**Property Type:** House (Res)

**Land Size:** 857 sqm approx



**5 Gold Nugget Rise WARRANDYTE 3113  
(REI/VG)**

Agent Comments

 5  2  2

**Price:** \$1,700,000

**Method:** Private Sale

**Date:** 05/05/2023

**Property Type:** House (Res)

**Land Size:** 800 sqm approx

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.

Account - Jellis Craig | P: 03 9870 6211 | F: 03 9870 6024



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