

# 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

38 Mullens 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)

Single price

\$1,050,000

### Median sale price

Median price

\$1,330,000

Property Type

House

Suburb

Warrandyte

Period - From

01/10/2024

to

31/12/2024

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	36 Mitchell Av WARRANDYTE 3113	\$1,102,000	26/10/2024
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.~~

This Statement of Information was prepared on:

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38 Mullens Road, Warrandyte Vic 3113

**Jellis  
Craig**

Nicole Qiu

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**Indicative Selling Price**

\$1,050,000

**Median House Price**

December quarter 2024: \$1,330,000



 3  2  1

**Property Type:** House

**Land Size:** 1000 sqm approx

Agent Comments

## Comparable Properties



**36 Mitchell Av WARRANDYTE 3113 (REI/VG)**

Agent Comments

 4  2  2

**Price:** \$1,102,000

**Method:** Auction Sale

**Date:** 26/10/2024

**Property Type:** House (Res)

**Land Size:** 1175 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 8841 4888



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