

# 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 131-133 Research-Warrandyte Road, North Warrandyte, VIC 3113

### Indicative selling price

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

Price Range

\$1,650,000

&

\$1,750,000

### Median sale price

Median price

\$1,400,000

Property Type

House

Suburb

North Warrandyte (3113)

Period - From

26/06/2023

to

26/06/2024

Source

Realestate

### Comparable property sales

A These are two 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
107 BRADLEYS LANE, NORTH WARRANDYTE VIC 3113	\$1,725,000	03/02/2024
98 BRADLEYS LANE, NORTH WARRANDYTE VIC 3113	\$1,750,000	05/05/2024

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: 15/07/2024