

# 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

204 Research-warrandyte Road, North 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 \$1,275,000 & \$1,375,000

### Median sale price

Median price \$1,340,000 Property Type House Suburb North Warrandyte

Period - From 06/03/2022 to 05/03/2023 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	143 Research Warrandyte Rd NORTH WARRANDYTE 3113	\$1,380,000	03/11/2022
2	25 Dingley Dell Rd NORTH WARRANDYTE 3113	\$1,320,000	26/11/2022
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: 06/03/2023 15:13

204 Research-warrandyte Road, North Warrandyte Vic 3113

**Jellis  
Craig**

Chris Chapman

0421 736 592

chrischapman@jellisrcraig.com.au



 5  2  2

**Property Type:** House

**Land Size:** 4259 sqm approx

**Agent Comments**

**Indicative Selling Price**

\$1,275,000 - \$1,375,000

**Median House Price**

06/03/2022 - 05/03/2023: \$1,340,000

## Comparable Properties



**143 Research Warrandyte Rd NORTH  
WARRANDYTE 3113 (REI/VG)**

**Agent Comments**

 4  3  3

**Price:** \$1,380,000

**Method:** Private Sale

**Date:** 03/11/2022

**Property Type:** House (Res)

**Land Size:** 6168 sqm approx



**25 Dingley Dell Rd NORTH WARRANDYTE  
3113 (REI)**

**Agent Comments**

 4  2  2

**Price:** \$1,320,000

**Method:** Private Sale

**Date:** 26/11/2022

**Property Type:** House

**Land Size:** 2245 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 9431 1222 | F: 03 9439 7192



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.