

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

125 Research-warrandyte Road, North Warrandyte Vic 3113

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,100,000 & \$1,130,000

Median sale price

Median price \$1,466,000 Property Type House Suburb North Warrandyte

Period - From 01/01/2024 to 31/03/2024 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	147 Research Warrandyte Rd NORTH WARRANDYTE 3113	\$1,145,000	01/12/2023
2	15 Dingley Dell Rd NORTH WARRANDYTE 3113	\$1,111,000	14/03/2024
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: 01/05/2024 11:32



5 3 2

Property Type: House
Land Size: 1011 sqm approx
Agent Comments

Indicative Selling Price

\$1,100,000 - \$1,130,000

Median House Price

March quarter 2024: \$1,466,000

Comparable Properties



**147 Research Warrandyte Rd NORTH
WARRANDYTE 3113 (REI)**

3 1 4

Price: \$1,145,000
Method: Private Sale
Date: 01/12/2023
Property Type: House
Land Size: 6700 sqm approx

Agent Comments

Similar location, much larger block but significantly smaller home



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

4 2 2

Price: \$1,111,000
Method: Private Sale
Date: 14/03/2024
Property Type: House (Res)
Land Size: 1250 sqm approx

Agent Comments

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.

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