

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

37 The Boulevard, North Warrandyte Vic 3113

Indicative selling price

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

Range between \$900,000

&

\$950,000

Median sale price

Median price \$1,437,500

Property Type House

Suburb North Warrandyte

Period - From 01/04/2024

to

30/06/2024

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	46 Dingley Dell Rd NORTH WARRANDYTE 3113	\$1,040,000	03/07/2024
2	6 The Boulevard NORTH WARRANDYTE 3113	\$1,255,000	17/06/2024
3	15 Dingley Dell Rd NORTH WARRANDYTE 3113	\$1,111,000	14/03/2024

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:

14/08/2024 12:13



 3  2  2

Property Type: House
Land Size: 1465 sqm approx
Agent Comments

Indicative Selling Price
\$900,000 - \$950,000
Median House Price
June quarter 2024: \$1,437,500

Comparable Properties



46 Dingley Dell Rd NORTH WARRANDYTE 3113 (REI)

Agent Comments

 3  2  1

Price: \$1,040,000
Method: Private Sale
Date: 03/07/2024
Property Type: House
Land Size: 1458 sqm approx



6 The Boulevard NORTH WARRANDYTE 3113 (REI)

Agent Comments

 5  3  2

Price: \$1,255,000
Method: Private Sale
Date: 17/06/2024
Property Type: House
Land Size: 1991 sqm approx



15 Dingley Dell Rd NORTH WARRANDYTE 3113 (REI)

Agent Comments

 4  2  2

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

Account - Barry Plant | P: 03 9842 8888