

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

190 Research-warrandyte Road, North Warrandyte Vic 3113

Indicative selling price

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

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

Median sale price

Median price \$1,380,000 Property Type House Suburb North Warrandyte

Period - From 01/01/2022 to 31/12/2022 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	1 Banning Rd NORTH WARRANDYTE 3113	\$1,000,000	05/11/2022
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 16:39



3 2 2

Property Type: House

Land Size: 4269 sqm approx

Agent Comments

Indicative Selling Price

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

Median House Price

Year ending December 2022: \$1,380,000

Comparable Properties



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

4 3 3

Price: \$1,380,000

Method: Private Sale

Date: 03/11/2022

Property Type: House (Res)

Land Size: 6168 sqm approx

Agent Comments

Significantly larger home, larger property and more usable land



**1 Banning Rd NORTH WARRANDYTE 3113
(REI)**

5 2 2

Price: \$1,000,000

Method: Auction Sale

Date: 05/11/2022

Property Type: House

Land Size: 1710 sqm approx

Agent Comments

Smaller land but similar amount of usable space

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.