## 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

25 Dingley Dell Road, North Warrandyte Vic 3113

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	n \$1,250,000		&		\$1,350,000				
Median sale price									
Median price	\$1,317,500	Pro	Property Type Hou		ouse		Suburb	North Warrandyte	
Period - From	01/10/2021	to	30/09/2022		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	94 Kangaroo Ground Warrandyte Rd NORTH WARRANDYTE 3113	\$1,380,000	16/08/2022
2	103 Research Warrandyte Rd NORTH WARRANDYTE 3113	\$1,330,000	03/09/2022
3			

OR

**B**<sup>\*</sup> 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:

27/10/2022 10:07









Property Type: House Land Size: 2245 sqm approx Agent Comments Indicative Selling Price \$1,250,000 - \$1,350,000 Median House Price Year ending September 2022: \$1,317,500

# **Comparable Properties**

94 Kangaroo Ground Warrandyte Rd NORTH WARRANDYTE 3113 (REI) Marriel 3 2 6 4 Price: \$1,380,000 Method: Private Sale Date: 16/08/2022 Property Type: House Land Size: 4407 sqm approx	Agent Comments Larger block, however home had less accommodation
103 Research Warrandyte Rd NORTH WARRANDYTE 3113 (REI) 4 2 3 3 Price: \$1,330,000 Method: Private Sale Date: 03/09/2022 Property Type: House Land Size: 849 sqm approx	Agent Comments More modern home on a smaller block

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

propertydata



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.