

## 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

13 HAMILTON ROAD NORTH WARRANDYTE VIC 3113

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,150,000

&

\$1,250,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,150,000

Property type

House

Suburb

North Warrandyte

Period-from

01 Apr 2022

to

31 Mar 2023

Source

Corelogic

### 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 6 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

34 DINGLEY DELL ROAD NORTH WARRANDYTE VIC 3113	\$1,161,000	31-Oct-22
23 ALBERT ROAD NORTH WARRANDYTE VIC 3113	\$1,200,000	04-Feb-23

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 6 months.

This Statement of Information was prepared on: 11 April 2023



34 DINGLEY DELL ROAD NORTH  
WARRANDYTE VIC 3113

4
 2
 2

Sold Price **\$1,161,000** Sold Date **31-Oct-22**

Distance **0.52km**



23 ALBERT ROAD NORTH  
WARRANDYTE VIC 3113

4
 2
 2

Sold Price **\$1,200,000** Sold Date **04-Feb-23**

Distance **2.02km**

RS = Recent sale      UN = Undisclosed Sale

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