

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

15 Dingley Dell 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

\$1,217,500

Property Type

House

Suburb

North Warrandyte

Period - From

28/02/2023

to

27/02/2024

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	14 Dingley Dell Rd KANGAROO GROUND 3113	\$1,100,000	13/11/2023
2	39 The Boulevard NORTH WARRANDYTE 3113	\$1,020,000	14/12/2023
3	42 Dingley Dell Rd NORTH WARRANDYTE 3113	\$950,000	21/02/2024

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:

28/02/2024 15:11

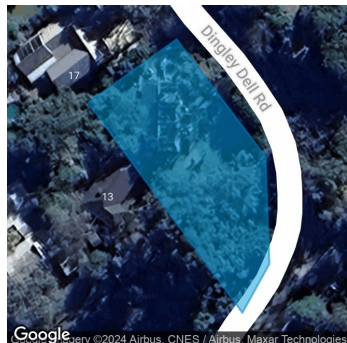
15 Dingley Dell Road, North Warrandyte Vic 3113

**Jellis
Craig**

Chris Chapman

0421 736 592

chrischapman@jellisrcraig.com.au



3 1 4

Rooms: 4

Property Type: House

Land Size: 1235 sqm approx

Agent Comments

Indicative Selling Price

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

Median House Price

28/02/2023 - 27/02/2024: \$1,217,500

Comparable Properties

14 Dingley Dell Rd KANGAROO GROUND 3113 (VG) Agent Comments

4 - -

Larger block, however house was in need of renovation and there was one bathroom and no car accommodation

Price: \$1,100,000

Method: Sale

Date: 13/11/2023

Property Type: House (Previously Occupied - Detached)

Land Size: 2957 sqm approx



39 The Boulevard NORTH WARRANDYTE 3113 (REI) Agent Comments

3 2 2

One less bedroom, slightly larger block but not as usable

Price: \$1,020,000

Method: Private Sale

Date: 14/12/2023

Property Type: House

Land Size: 1500 sqm approx



42 Dingley Dell Rd NORTH WARRANDYTE 3113 (REI) Agent Comments

4 1 -

Much steeper land, one less bathroom and no garaging

Price: \$950,000

Method: Private Sale

Date: 21/02/2024

Property Type: House

Land Size: 1496 sqm approx

Account - Jellis Craig | P: 03 9431 1222 | F: 03 9439 7192



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.