

# 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

142 Research-warrandyte 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)

Range between \$950,000 & \$1,045,000

### Median sale price

Median price \$1,325,000 Property Type House Suburb North Warrandyte

Period - From 14/03/2022 to 13/03/2023 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	34 Dingley Dell Rd NORTH WARRANDYTE 3113	\$1,161,000	31/10/2022
2	18 Mitchell Av WARRANDYTE 3113	\$948,000	03/12/2022
3	115 Research Warrandyte Rd NORTH WARRANDYTE 3113	\$850,000	17/01/2023

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: 14/03/2023 17:03



 3  2  2

**Property Type:** House (Res)  
**Land Size:** 1004 sqm approx  
**Agent Comments**

**Indicative Selling Price**

\$950,000 - \$1,045,000

**Median House Price**

14/03/2022 - 13/03/2023: \$1,325,000

## Comparable Properties



**34 Dingley Dell Rd NORTH WARRANDYTE 3113 (REI/VG)**

**Agent Comments**

 4  2  2

**Price:** \$1,161,000  
**Method:** Private Sale  
**Date:** 31/10/2022  
**Property Type:** House  
**Land Size:** 1897 sqm approx



**18 Mitchell Av WARRANDYTE 3113 (REI/VG)**

**Agent Comments**

 3  1  2

**Price:** \$948,000  
**Method:** Auction Sale  
**Date:** 03/12/2022  
**Property Type:** House (Res)  
**Land Size:** 1144 sqm approx



**115 Research Warrandyte Rd NORTH WARRANDYTE 3113 (REI)**

**Agent Comments**

 3  2  2

**Price:** \$850,000  
**Method:** Private Sale  
**Date:** 17/01/2023  
**Property Type:** House  
**Land Size:** 977 sqm approx