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

113 Research-warrandyte Road, North Warrandyte Vic 3113

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.gc	v.au	/underquot	ting		
Range betwee	n \$950,000		&		\$1,020,000			
Median sale p	rice							
Median price	\$1,625,000	Pro	operty Type	Hou	se		Suburb	North Warrandyte
Period - From	01/07/2024	to	30/09/2024		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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	42 Yarra St WARRANDYTE 3113	\$1,020,000	22/10/2024
2	37 The Boulevard NORTH WARRANDYTE 3113	\$910,000	01/10/2024
3	46 Dingley Dell Rd NORTH WARRANDYTE 3113	\$1,040,000	03/07/2024

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:

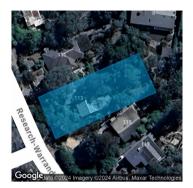
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113 Research-warrandyte Road, North Warrandyte Vic 3113



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Property Type: Agent Comments Indicative Selling Price \$950,000 - \$1,020,000 Median House Price September quarter 2024: \$1,625,000

Comparable Properties

42 Yarra St WARRANDYTE 3113 (REI) 3 1 2 Price: \$1,020,000 Method: Private Sale Date: 22/10/2024 Property Type: House (Res) Land Size: 1070 sqm approx	Agent Comments Fewer bedrooms however this house had been fully renovated
37 The Boulevard NORTH WARRANDYTE 3113 (REI) → 3 → 2 → 4 Price: \$910,000 Method: Private Sale Date: 01/10/2024 Property Type: House (Res) Land Size: 1475 sqm approx	Agent Comments Fewer bedrooms and steep block with very steep car access. House was also in poorer condition.
46 Dingley Dell Rd NORTH WARRANDYTE 3113 (REI) → 3 → 2 → 1 Price: \$1,040,000 Method: Private Sale Date: 03/07/2024 Property Type: House Land Size: 1458 sqm approx	Agent Comments Larger block, fewer bedrooms



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