

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 consumer.vic.gov.au/underquoting

Range between \$950,000 & \$1,020,000

Median sale price

Median price \$1,625,000 Property Type House Suburb North Warrandyte

Period - From 01/07/2024 to 30/09/2024 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	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: 04/11/2024 10:25



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)



Agent Comments

Fewer bedrooms however this house had been fully renovated

Price: \$1,020,000

Method: Private Sale

Date: 22/10/2024

Property Type: House (Res)

Land Size: 1070 sqm approx



37 The Boulevard NORTH WARRANDYTE 3113 (REI)



Agent Comments

Fewer bedrooms and steep block with very steep car access. House was also in poorer condition.

Price: \$910,000

Method: Private Sale

Date: 01/10/2024

Property Type: House (Res)

Land Size: 1475 sqm approx



46 Dingley Dell Rd NORTH WARRANDYTE 3113 (REI)



Agent Comments

Larger block, fewer bedrooms

Price: \$1,040,000

Method: Private Sale

Date: 03/07/2024

Property Type: House

Land Size: 1458 sqm approx

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