

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

288 Yarra Street, Warrandyte Vic 3113

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$880,000 & \$960,000

Median sale price

Median price \$1,450,000 Property Type House Suburb Warrandyte

Period - From 01/04/2023 to 31/03/2024 Source REIV

Comparable property sales (*Delete A or B below as applicable)

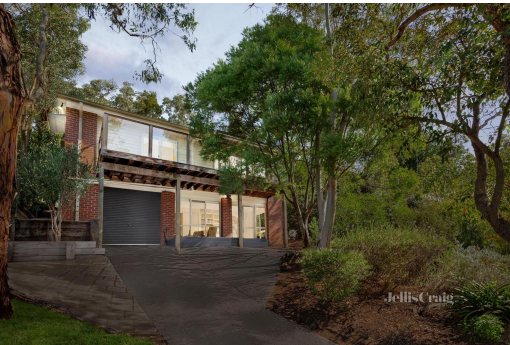
~~A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.~~

Address of comparable property		Price	Date of sale
1	42 Dingley Dell Rd NORTH WARRANDYTE 3113	\$950,000	21/02/2024
2			
3			

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: 22/04/2024 10:03



3 2 1

Property Type: House
Land Size: 891 sqm approx
Agent Comments

Indicative Selling Price
\$880,000 - \$960,000
Median House Price
Year ending March 2024: \$1,450,000

Comparable Properties



42 Dingley Dell Rd NORTH WARRANDYTE
3113 (REI)

4 1 -

Price: \$950,000
Method: Private Sale
Date: 21/02/2024
Property Type: House
Land Size: 1496 sqm approx

Agent Comments

Larger block and one extra bedroom however this was a 1 bathroom home and on an unmade road. Similar steep access.

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.