

# 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

236 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 \$1,150,000 & \$1,250,000

### Median sale price

Median price \$1,290,000 Property Type House Suburb North Warrandyte

Period - From 24/04/2022 to 23/04/2023 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	190 Research Warrandyte Rd NORTH WARRANDYTE 3113	\$1,205,000	10/03/2023
2	23 Albert Rd NORTH WARRANDYTE 3113	\$1,200,000	05/02/2023
3	34 Dingley Dell Rd NORTH WARRANDYTE 3113	\$1,161,000	31/10/2022

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: 24/04/2023 14:42



3 2 0

**Property Type:** House  
**Land Size:** 4046 sqm approx  
**Agent Comments**

**Indicative Selling Price**

\$1,150,000 - \$1,250,000

**Median House Price**

24/04/2022 - 23/04/2023: \$1,290,000

## Comparable Properties



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

**Agent Comments**

3 2 2

**Price:** \$1,205,000  
**Method:** Private Sale  
**Date:** 10/03/2023  
**Property Type:** House  
**Land Size:** 4269 sqm approx



**23 Albert Rd NORTH WARRANDYTE 3113  
(REI/VG)**

**Agent Comments**

4 2 2

**Price:** \$1,200,000  
**Method:** Private Sale  
**Date:** 05/02/2023  
**Property Type:** House  
**Land Size:** 972 sqm approx



**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

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