

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

117 The Boulevard, North Warrandyte, Vic 3113

Indicative selling price

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

Range between

\$1,000,000

&

\$1,100,000

Median sale price

Median price

\$1,540,000

Property Type

House

Suburb

North Warrandyte

Period - From

01/10/2024

to

31/12/2024

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	176 Research Warrandyte Rd NORTH WARRANDYTE 3113	\$1,001,000	18/02/2025
2	125 Brackenbury St WARRANDYTE 3113	\$1,070,000	29/01/2025
3	44 Dingley Dell Rd NORTH WARRANDYTE 3113	\$1,022,000	11/11/2024

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:

07/03/2025 12:40

117 The Boulevard, North Warrandyte Vic 3113



first
national
REAL ESTATE | Bill Schlink

Isaac Fakhri

03 9846 2111

0499 425 715

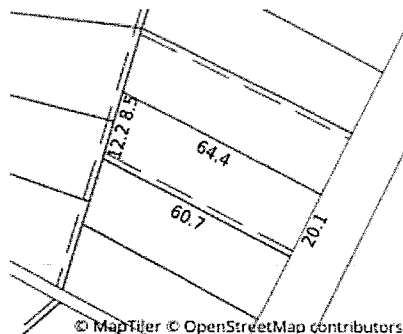
isaac@billschlink.com.au

Indicative Selling Price

\$1,000,000 - \$1,100,000

Median House Price

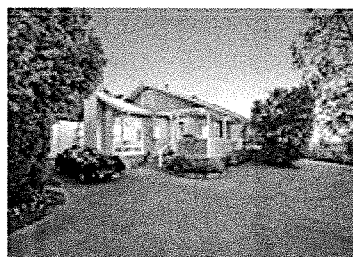
December quarter 2024: \$1,540,000



Property Type:

Agent Comments

Comparable Properties



176 Research Warrandyte Rd NORTH WARRANDYTE 3113 (REI)

Agent Comments



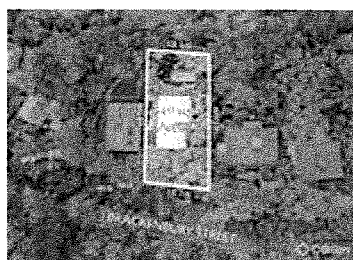
Price: \$1,001,000

Method: Private Sale

Date: 18/02/2025

Property Type: House

Land Size: 1344 sqm approx



125 Brackenbury St WARRANDYTE 3113 (REI)

Agent Comments



Price: \$1,070,000

Method: Private Sale

Date: 29/01/2025

Property Type: House

Land Size: 849 sqm approx



44 Dingley Dell Rd NORTH WARRANDYTE 3113 (REI)

Agent Comments



Price: \$1,022,000

Method: Private Sale

Date: 11/11/2024

Property Type: House

Land Size: 1517 sqm approx

Account - Bill Schlink First National | P: 03 9846 2111 | F: 03 9846 5241



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