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: 176 Research-warrandyte Road, North Warrandyte Vic 3113

## Indicative selling price

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

Range between $900,000 & $990,000

## Median sale price

Median price $1,480,000 Property Type House Suburb North Warrandyte

Period - From 01/01/2024 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 | 113 Research Warrandyte Rd NORTH WARRANDYTE 3113 | $1,010,000 | 19/11/2024 |
| 2 | 37 The Boulevard NORTH WARRANDYTE 3113 | $910,000 | 01/10/2024 |
| 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: 28/01/2025 14:52

# 176 Research-warrandyte Road, North Warrandyte Vic 3113

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2 1

**Property Type:** House
**Land Size:** 1344 sqm approx

Agent Comments

**Indicative Selling Price**
$900,000 - $990,000
**Median House Price**
Year ending December 2024: $1,480,000

## Comparable Properties



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

4 1 2

**Price:** $1,010,000
**Method:** Private Sale
**Date:** 19/11/2024
**Property Type:** House
**Land Size:** 1011 sqm approx

Agent Comments



**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

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.



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