

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 37 Dingley Dell Road, North Warrandyte Vic 3113

Indicative selling price

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

Range between \$920,000 & \$990,000

Median sale price

Median price \$1,202,500 Property Type House Suburb North Warrandyte

Period - From 01/01/2023 to 31/12/2023 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	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: 27/03/2024 09:51

37 Dingley Dell Road, North Warrandyte Vic 3113



Daniel Bullen
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Indicative Selling Price

\$920,000 - \$990,000

Median House Price

Year ending December 2023: \$1,202,500



4 2 4

Property Type: House

Land Size: 2648 sqm approx

Agent Comments

Comparable Properties



**42 Dingley Dell Rd NORTH WARRANDYTE
3113 (REI)**

Agent Comments

4 1 -

Price: \$950,000

Method: Private Sale

Date: 21/02/2024

Property Type: House

Land Size: 1496 sqm approx

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.

Account - Jellis Craig | P: (03) 9908 5700



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