

# 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 46 Dingley Dell Road, North Warrandyte Vic 3113

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,000,000 & \$1,100,000

### Median sale price

Median price \$1,466,000 Property Type House Suburb North Warrandyte

Period - From 01/01/2024 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	15 Dingley Dell Rd NORTH WARRANDYTE 3113	\$1,111,000	14/03/2024
2	14 Dingley Dell Rd NORTH WARRANDYTE 3113	\$1,100,000	11/11/2023
3	42 Dingley Dell Rd NORTH WARRANDYTE 3113	\$950,000	21/02/2024

**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: 29/04/2024 10:38



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**Property Type:** House  
**Land Size:** 1436 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,000,000 - \$1,100,000  
**Median House Price**  
March quarter 2024: \$1,466,000

## Comparable Properties



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

 4    2    2

**Price:** \$1,111,000  
**Method:** Private Sale  
**Date:** 14/03/2024  
**Property Type:** House (Res)  
**Land Size:** 1250 sqm approx

**Agent Comments**

Home offered similar accommodation on a flatter block, with a shed but no views

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

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**Price:** \$1,100,000  
**Method:** Private Sale  
**Date:** 11/11/2023  
**Property Type:** House (Res)

**Agent Comments**

This home offered less accommodation however was on a larger block. Sold off-market.



**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**

This home had no car accommodation and was in original condition