

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

90 Scotchmans Creek Road Warburton VIC 3799

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$690,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$605,000

Property type

House

Suburb

Warburton

Period-from

01 Jul 2020

to

30 Jun 2021

Source

Corelogic

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 6 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

7 Martyr Road Warburton VIC 3799	\$710,000	18-May-21
3316 Warburton Highway Warburton VIC 3799	\$733,000	26-Feb-21
3450 Warburton Highway Warburton VIC 3799	\$735,000	12-Mar-21

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 6 months.~~

This Statement of Information was prepared on: 26 July 2021



7 Martyr Road Warburton VIC 3799 Sold Price ^{RS} **\$710,000** Sold Date **18-May-21**

 4  3  3

Distance **1km**



3316 Warburton Highway Warburton VIC 3799 Sold Price **\$733,000** Sold Date **26-Feb-21**

 3  2  1

Distance **0.77km**



3450 Warburton Highway Warburton VIC 3799 Sold Price **\$735,000** Sold Date **12-Mar-21**

 3  1  1

Distance **1.26km**

RS = Recent sale

UN = Undisclosed Sale

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