

## 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

8 Ferntree Avenue Warburton VIC 3799

### Indicative selling price

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

Single Price

or range  
between

\$590,000

&

\$640,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$644,000

Property type

House

Suburb

Warburton

Period-from

01 Oct 2020

to

30 Sep 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

7A Glenbrook Road Warburton VIC 3799	\$600,000	18-Aug-21
29 Old Warburton Road Warburton VIC 3799	\$605,000	16-Apr-21
7 Pheasant Parade Warburton VIC 3799	\$635,000	24-Jun-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: 08 October 2021



**7A Glenbrook Road Warburton VIC 3799** Sold Price **\$600,000** Sold Date **18-Aug-21**

 2  1  2

Distance **1.82km**



**29 Old Warburton Road Warburton VIC 3799** Sold Price **\$605,000** Sold Date **16-Apr-21**

 3  1  3

Distance **0.83km**



**7 Pheasant Parade Warburton VIC 3799** Sold Price **\$635,000** Sold Date **24-Jun-21**

 3  2  2

Distance **0.3km**

RS = Recent sale

UN = Undisclosed Sale

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