

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

11 Essex Street, Warburton Vic 3799

Indicative selling price

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

Range between \$600,000 & \$660,000

Median sale price

Median price \$667,500 Property Type House Suburb Warburton

Period - From 01/10/2023 to 30/09/2024 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	110 Scotchmans Creek Rd WARBURTON 3799	\$660,000	22/11/2024
2	12 Station Rd WARBURTON 3799	\$660,000	18/09/2024
3	9 Comongin Av WARBURTON 3799	\$675,000	20/07/2024

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:

16/12/2024 13:53



 3  1  4

Property Type: House
Land Size: 1144 sqm approx
Agent Comments

Indicative Selling Price
\$600,000 - \$660,000
Median House Price
Year ending September 2024: \$667,500

Comparable Properties



110 Scotchmans Creek Rd WARBURTON 3799 (REI/VG) **Agent Comments**

 4  2  1

Price: \$660,000
Method: Private Sale
Date: 22/11/2024
Property Type: House
Land Size: 13152.30 sqm approx



12 Station Rd WARBURTON 3799 (REI/VG) **Agent Comments**

 2  1  -

Price: \$660,000
Method: Private Sale
Date: 18/09/2024
Property Type: House
Land Size: 1029 sqm approx



9 Comongin Av WARBURTON 3799 (REI/VG) **Agent Comments**

 3  1  1

Price: \$675,000
Method: Private Sale
Date: 20/07/2024
Property Type: House
Land Size: 1014 sqm approx