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 betweer	n \$600,000		&		\$660,000				
Median sale price									
Median price	\$667,500	Pro	Property Type Hous		se		Suburb	Warburton	
Period - From	01/10/2023	to	30/09/2024		So	urce	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.

Ado	dress 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





Rebecca Halit 0429 888 367 rebecca@propertypartnersre.com.au





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

R francés	110 Scotchmans Creek Rd WARBURTON 3799 (REI/VG) 1 1 Price: \$660,000 Method: Private Sale Date: 22/11/2024 Property Type: House Land Size: 13152.30 sqm approx	Agent Comments
	12 Station Rd WARBURTON 3799 (REI/VG) 1 1	Agent Comments
	9 Comongin Av WARBURTON 3799 (REI/VG) 3 1 1 1 Price: \$675,000 Method: Private Sale Date: 20/07/2024 Property Type: House Land Size: 1014 sqm approx	Agent Comments

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