

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

1 Ferndale Road, Warburton Vic 3799

Indicative selling price

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

Range between \$900,000

&

\$990,000

Median sale price

Median price \$650,000

Property Type House

Suburb Warburton

Period - From 01/04/2023

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	33 Blackwood Av WARBURTON 3799	\$1,110,000	07/05/2024
2	24 Andersons Av WARBURTON 3799	\$1,060,000	01/03/2024
3	31a Giffords Rd WARBURTON 3799	\$1,060,000	15/03/2024

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:

18/06/2024 13:38



 4  3  4

Property Type: House
Land Size: 2442 sqm approx
Agent Comments

Indicative Selling Price
\$900,000 - \$990,000
Median House Price
Year ending March 2024: \$650,000

Comparable Properties



33 Blackwood Av WARBURTON 3799 (REI)

Agent Comments

 6  5  1

Price: \$1,110,000
Method: Private Sale
Date: 07/05/2024
Property Type: House
Land Size: 4412 sqm approx



24 Andersons Av WARBURTON 3799 (REI/VG)

Agent Comments

 4  3  2

Price: \$1,060,000
Method: Private Sale
Date: 01/03/2024
Property Type: House
Land Size: 4988 sqm approx



31a Giffords Rd WARBURTON 3799 (REI)

Agent Comments

 4  2  3

Price: \$1,060,000
Method: Private Sale
Date: 15/03/2024
Property Type: House
Land Size: 60702.90 sqm approx

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