## 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

9 Devon Street, Warburton Vic 3799

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betweer	\$690,000		&		\$740,000			
Median sale price								
Median price	\$667,500	Pro	Property Type Hou		se		Suburb	Warburton
Period - From	01/01/2024	to	31/12/2024		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	15 Hill Rd WARBURTON 3799	\$770,000	22/11/2024
2	3 Glenbrook Rd WARBURTON 3799	\$770,000	03/09/2024
3	15 Sussex St WARBURTON 3799	\$770,000	02/09/2024

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:

11/02/2025 09:40





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Property Type: House Land Size: 969 sqm approx Agent Comments Indicative Selling Price \$690,000 - \$740,000 Median House Price Year ending December 2024: \$667,500

# **Comparable Properties**

15 Hill Rd WARBURTON 3799 (REI/VG) 3 2 2 1 Price: \$770,000 Method: Private Sale Date: 22/11/2024 Property Type: House Land Size: 894 sqm approx	Agent Comments
3 Glenbrook Rd WARBURTON 3799 (REI/VG)   2 1 2   Price: \$770,000   Method: Auction Sale   Date: 03/09/2024   Property Type: House (Res)   Land Size: 4088.51 sqm approx	Agent Comments
15 Sussex St WARBURTON 3799 (REI/VG) 3 1 3 3 Price: \$770,000 Method: Private Sale Date: 02/09/2024 Property Type: House Land Size: 2038 sqm approx	Agent Comments

#### Account - Property Partners in Real Estate | P: 0429888367



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