

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

3354 Warburton Highway, Warburton Vic 3799

Indicative selling price

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

Range between \$640,000

&

\$680,000

Median sale price

Median price \$745,500

Property Type House

Suburb Warburton

Period - From 01/10/2021

to

30/09/2022

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.

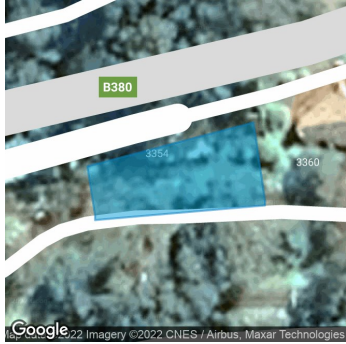
	Address of comparable property	Price	Date of sale
1	38 Old Warburton Rd WARBURTON 3799	\$680,000	19/06/2022
2	21 Gibson Pde WARBURTON 3799	\$667,000	13/05/2022
3	33 Old Warburton Rd WARBURTON 3799	\$665,000	09/09/2022

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:

03/11/2022 16:49



 3  1  2

Property Type: House
Land Size: 600 sqm approx
Agent Comments

Indicative Selling Price
\$640,000 - \$680,000
Median House Price
Year ending September 2022: \$745,500

Comparable Properties



38 Old Warburton Rd WARBURTON 3799 (VG) **Agent Comments**

 3  -  -

Price: \$680,000
Method: Sale
Date: 19/06/2022
Property Type: House (Res)
Land Size: 840 sqm approx



21 Gibson Pde WARBURTON 3799 (VG) **Agent Comments**

 4  -  -

Price: \$667,000
Method: Sale
Date: 13/05/2022
Property Type: House (Res)
Land Size: 939 sqm approx



33 Old Warburton Rd WARBURTON 3799 (REI/VG) **Agent Comments**

 2  2  3

Price: \$665,000
Method: Private Sale
Date: 09/09/2022
Property Type: House
Land Size: 678 sqm approx

Account - Property Partners in Real Estate | P: 0429888367