## Statement of Information

## Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

Including suburb and postcode  Indicative selling price  For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)  Single Price or range between \$680,000 & \$720,000  Median sale price (*Delete house or unit as applicable)  Median Price \$701,000 Property type House Suburb Warburton  Period-from 01 Dec 2022 to 30 Nov 2023 Source Corelogic  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 6 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	Property offered for sal	le						
For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)  Single Price or range between \$680,000 & \$720,000  Median sale price (*Delete house or unit as applicable)  Median Price \$701,000 Property type House Suburb Warburton  Period-from 01 Dec 2022 to 30 Nov 2023 Source Corelogic  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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale:	Including suburb and	2 HENRI STREET WARBURTON VIC 3799						
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		•					in the last 6	months that the
Address of comparable property  Price  Date of sale	estate agent or agen	t's representative	conside	<del>rs to be most c</del>	omparab	le to the pr	<del>operty for s</del>	<del>ale.</del>
	Address of comparable property							Date of sale

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 6 months.

This Statement of Information was prepared on: 12 December 2023



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