

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

16 WARLEN AVENUE ROBINVALE VIC 3549

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

\$320,000

&

\$340,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$418,750

Property type

House

Suburb

Robinvale

Period-from

01 Dec 2023

to

30 Nov 2024

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

4 PARKE STREET ROBINVALE VIC 3549	\$330,000	13-Feb-24
31 PARKE STREET ROBINVALE VIC 3549	\$320,000	07-Feb-24
80 LATJE ROAD ROBINVALE VIC 3549	\$335,000	22-Aug-24

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

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4 PARKE STREET ROBINVALE VIC 3549 Sold Price **\$330,000** Sold Date **13-Feb-24**
Distance **0.49km**
3 beds 1 bathroom 1 car



31 PARKE STREET ROBINVALE VIC 3549 Sold Price **\$320,000** Sold Date **07-Feb-24**
Distance **0.7km**
4 beds 1 bathroom 1 car



80 LATJE ROAD ROBINVALE VIC 3549 Sold Price **\$335,000** Sold Date **22-Aug-24**
Distance **0.36km**
4 beds 1 bathroom 2 cars

RS = Recent sale UN = Undisclosed Sale

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