

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

37 Woods Point Road, Warburton Vic 3799

Indicative selling price

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

Range between \$580,000 & \$629,000

Median sale price

Median price \$700,000 Property Type House Suburb Warburton

Period - From 01/01/2023 to 31/12/2023 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	6 Boronia Rd WARBURTON 3799	\$622,500	28/11/2023
2	6 Unity Ct WARBURTON 3799	\$610,000	20/11/2023
3	3 Brisbane Hill Rd WARBURTON 3799	\$600,000	11/12/2023

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:

09/04/2024 16:48



 4  1  3

Property Type: House
Land Size: 811 sqm approx
Agent Comments

Indicative Selling Price
\$580,000 - \$629,000
Median House Price
Year ending December 2023: \$700,000

Comparable Properties



6 Boronia Rd WARBURTON 3799 (VG)

Agent Comments

 2  -  -

Price: \$622,500
Method: Sale
Date: 28/11/2023
Property Type: House (Res)
Land Size: 1096 sqm approx



6 Unity Ct WARBURTON 3799 (REI/VG)

Agent Comments

 3  2  1

Price: \$610,000
Method: Private Sale
Date: 20/11/2023
Property Type: House
Land Size: 1564 sqm approx



3 Brisbane Hill Rd WARBURTON 3799 (REI/VG)

Agent Comments

 3  2  2

Price: \$600,000
Method: Private Sale
Date: 11/12/2023
Property Type: House
Land Size: 755 sqm approx