Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

	37 Woods Point Road, Warburton Vic 3799
Including suburb and	
postcode	
postcode	

Indicative selling price

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

Range between \$580,000 & \$629,000	Range between	\$580,000	&	\$629,000
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Median sale price

Median price	\$700,000	Pro	perty 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

Add	dress 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 comparableproperties were sold within two kilometres of the property for sale in the last six months.

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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)





Price: \$622,500 Method: Sale Date: 28/11/2023

Property Type: House (Res) Land Size: 1096 sqm approx **Agent Comments**



6 Unity Ct WARBURTON 3799 (REI/VG)







Price: \$610,000 Method: Private Sale Date: 20/11/2023 Property Type: House

Land Size: 1564 sqm approx

Agent Comments



3 Brisbane Hill Rd WARBURTON 3799

(REI/VG)

= 3



Price: \$600.000 Method: Private Sale Date: 11/12/2023 Property Type: House Land Size: 755 sqm approx Agent Comments

Account - Property Partners in Real Estate | P: 0429888367





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