

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

2 Cecil Street, Warburton Vic 3799

Indicative selling price

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

Range between \$650,000 & \$690,000

Median sale price

Median price \$745,500 Property Type House Suburb Warburton

Period - From 01/01/2022 to 31/12/2022 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	9 Riverside Dr WARBURTON 3799	\$690,000	23/01/2023
2	33 Old Warburton Rd WARBURTON 3799	\$665,000	09/09/2022
3	3354 Warburton Hwy WARBURTON 3799	\$650,000	14/11/2022

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:

03/03/2023 18:43



 2  2  2

Property Type: House
Land Size: 905 sqm approx
Agent Comments

Indicative Selling Price
\$650,000 - \$690,000
Median House Price
Year ending December 2022: \$745,500

Comparable Properties



9 Riverside Dr WARBURTON 3799 (REI)

Agent Comments

 3  1  1

Price: \$690,000
Method: Private Sale
Date: 23/01/2023
Property Type: House
Land Size: 1596 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



3354 Warburton Hwy WARBURTON 3799 (REI/VG)

Agent Comments

 3  1  2

Price: \$650,000
Method: Private Sale
Date: 14/11/2022
Property Type: House
Land Size: 600 sqm approx