

## 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

6 Devon Street Warburton VIC 3799

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$740,000

&

\$790,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$582,500

Property type

House

Suburb

Warburton

Period-from

01 Apr 2020

to

31 Mar 2021

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

|                                      |           |           |
|--------------------------------------|-----------|-----------|
| 22 Clarke Avenue Warburton VIC 3799  | \$700,000 | 08-Dec-20 |
| 33 Highfield Road Warburton VIC 3799 | \$710,000 | 11-Dec-20 |
| 2 La La Avenue Warburton VIC 3799    | \$720,000 | 19-Nov-20 |

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 6 months.~~

This Statement of Information was prepared on: 07 April 2021


**22 Clarke Avenue Warburton VIC 3799**

Sold Price

**\$700,000**

Sold Date **08-Dec-20**
 4  2  4

Distance **2.32km**

**33 Highfield Road Warburton VIC 3799**

Sold Price

**\$710,000**

Sold Date **11-Dec-20**
 3  2  -

Distance **1.66km**

**2 La La Avenue Warburton VIC 3799**

Sold Price

**\$720,000**

Sold Date **19-Nov-20**
 3  1  -

Distance **1.98km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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