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

2746 Warburton Highway, Wesburn Vic 3799

Indicative selling price

For the meaning	of this price see	con	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$750,000		&		\$825,000			
Median sale p	rice							
Median price	\$757,000	Pro	operty Type	Hou	se		Suburb	Wesburn
Period - From	30/01/2024	to	29/01/2025		So	ource	Property	/ Data

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 sixmonths 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		
2		
3		

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:

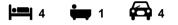
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Property Type: House Land Size: 1115 sqm approx Agent Comments Indicative Selling Price \$750,000 - \$825,000 Median House Price 30/01/2024 - 29/01/2025: \$757,000

Comparable Properties

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.

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