

# 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

235 Big Pats Creek Road, Big Pats Creek Vic 3799

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between

\$720,000

&

\$770,000

### Median sale price\*

Median price

Property Type

Suburb

Big Pats Creek

Period - From

to

Source

### 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	17 Clarke Av WARBURTON 3799	\$755,000	22/06/2024
2	3 View St WARBURTON 3799	\$740,000	04/06/2024
3	46 Highfield Rd WARBURTON 3799	\$758,500	19/03/2024

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:

27/08/2024 12:09

\* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



**Property Type:**  
Divorce/Estate/Family Transfers  
**Land Size:** 2477 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$720,000 - \$770,000  
**No median price available**

## Comparable Properties



**17 Clarke Av WARBURTON 3799 (REI/VG)**

**Agent Comments**



**Price:** \$755,000  
**Method:** Auction Sale  
**Date:** 22/06/2024  
**Property Type:** House (Res)  
**Land Size:** 949 sqm approx



**3 View St WARBURTON 3799 (REI/VG)**

**Agent Comments**



**Price:** \$740,000  
**Method:** Private Sale  
**Date:** 04/06/2024  
**Property Type:** House  
**Land Size:** 1629 sqm approx



**46 Highfield Rd WARBURTON 3799 (REI/VG)**

**Agent Comments**



**Price:** \$758,500  
**Method:** Private Sale  
**Date:** 19/03/2024  
**Property Type:** House  
**Land Size:** 1939 sqm approx