## 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

36 Surrey Road, Warburton Vic 3799

#### Indicative selling price

For the meaning	of this price see	con	sumer.vic.go	ov.au	/underquo	ting		
Range betweer	\$850,000		&		\$935,000			
Median sale p	rice							
Median price	\$650,000	Pro	operty Type	Hou	ISE		Suburb	Warburton
Period - From	01/04/2023	to	31/03/2024		Sc	ource	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.

Add	dress of comparable property	Price	Date of sale
1	27 Surrey Rd WARBURTON 3799	\$920,000	13/11/2023
2	56 Surrey Rd WARBURTON 3799	\$895,000	25/10/2023
3	27 Highfield Rd WARBURTON 3799	\$875,000	02/12/2023

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:

24/04/2024 11:55





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**Property Type:** House Land Size: 810 sqm approx Agent Comments Indicative Selling Price \$850,000 - \$935,000 Median House Price Year ending March 2024: \$650,000

# **Comparable Properties**



27 Surrey Rd WARBURTON 3799 (REI/VG)

56 Surrey Rd WARBURTON 3799 (REI/VG)



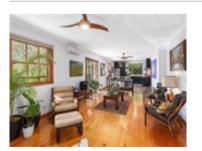
Price: \$920,000 Method: Private Sale Date: 13/11/2023 Property Type: House Land Size: 1306 sqm approx

Agent Comments

Agent Comments



Price: \$895,000 Method: Private Sale Date: 25/10/2023 Property Type: House Land Size: 1050 sqm approx



27 Highfield Rd WARBURTON 3799 (REI/VG) Agent Comments



**i** 2 **i** -

Price: \$875,000 Method: Auction Sale Date: 02/12/2023 Property Type: House (Res) Land Size: 4404 sqm approx

#### Account - Property Partners in Real Estate | P: 0429888367





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