

# 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 [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$850,000 & \$935,000

### Median sale price

Median price \$650,000 Property Type House Suburb Warburton

Period - From 01/04/2023 to 31/03/2024 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	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



 3    2    2

**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)

**Agent Comments**

 4    3    2

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



56 Surrey Rd WARBURTON 3799 (REI/VG)

**Agent Comments**

 3    2    2

**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**

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