

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 Whitegum Drive, East Warburton Vic 3799

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$310,000

&

\$340,000

Median sale price

Median price

\$295,000

Property Type

Vacant land

Suburb

East Warburton

Period - From

03/10/2022

to

02/10/2023

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	21 Whitegum Dr EAST WARBURTON 3799	\$335,000	07/06/2023
2	34 Whitegum Dr EAST WARBURTON 3799	\$315,000	30/06/2023
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:

03/10/2023 14:56



Property Type: Land
Land Size: 1955 sqm approx
Agent Comments

Indicative Selling Price
\$310,000 - \$340,000
Median Land Price
03/10/2022 - 02/10/2023: \$295,000

Comparable Properties

21 Whitegum Dr EAST WARBURTON 3799 (VG)

Agent Comments



Price: \$335,000
Method: Sale
Date: 07/06/2023
Property Type: House (Res)
Land Size: 1749 sqm approx



34 Whitegum Dr EAST WARBURTON 3799 (REI/VG)

Agent Comments



Price: \$315,000
Method: Private Sale
Date: 30/06/2023
Property Type: Land
Land Size: 2232 sqm approx

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.