

## 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

19 YORK STREET Warburton VIC 3799

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$500,000

&

\$550,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$701,000

Property type

House

Suburb

Warburton

Period-from

01 Nov 2022

to

31 Oct 2023

Source

Corelogic

### 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 6 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

34 WILLIAM CRESCENT MILLGROVE VIC 3799	\$520,000	15-Sep-22
12 PAMELA COURT MILLGROVE VIC 3799	\$535,000	19-Apr-23
2 BEDFORD STREET MILLGROVE VIC 3799	\$540,000	30-Jan-23

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 6 months.

This Statement of Information was prepared on: 22 November 2023


**34 WILLIAM CRESCENT  
MILLGROVE VIC 3799**

 2
  1
  -

Sold Price

**\$520,000**

Sold Date

**15-Sep-22**

Distance

**1.28km**

**12 PAMELA COURT MILLGROVE  
VIC 3799**

 3
  1
  -

Sold Price

**\$535,000**

Sold Date

**19-Apr-23**

Distance

**1.4km**

**2 BEDFORD STREET MILLGROVE  
VIC 3799**

 3
  2
  1

Sold Price

**\$540,000**

Sold Date

**30-Jan-23**

Distance

**1.52km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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