

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

41 WELLINGTON ROAD Warburton VIC 3799

Indicative selling price

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

Single Price

or range
between

\$690,000

&

\$750,000

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

18 SURREY ROAD Warburton VIC 3799	\$750,000	12-Sep-23
12 LINCOLN ROAD Warburton VIC 3799	\$723,000	03-Oct-23
19 LITHGOW AVENUE Warburton VIC 3799	\$726,888	10-Jul-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: 24 November 2023


**18 SURREY ROAD WarBURTON
VIC 3799**
 3  1  1

Sold Price

^{RS} **\$750,000**

Sold Date

12-Sep-23

Distance

0.93km

**12 LINCOLN ROAD WarBURTON
VIC 3799**
 3  2  2

Sold Price

^{RS} **\$723,000**

Sold Date

03-Oct-23

Distance

1km

**19 LITHGOW AVENUE
WarBURTON VIC 3799**
 4  2  3

Sold Price

\$726,888

Sold Date

10-Jul-23

Distance

1.87km
RS = Recent sale

UN = Undisclosed Sale

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