

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

21 GIBSONS PARADE 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

\$670,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$677,500

Property type

House

Suburb

Warburton

Period-from

01 Mar 2021

to

28 Feb 2022

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

8 FERNTREE AVENUE WARBURTON VIC 3799	\$690,000	15-Oct-21
15 GIBSONS PARADE WARBURTON VIC 3799	\$681,500	30-Nov-21
15 PHEASANT PARADE WARBURTON VIC 3799	\$675,000	21-Oct-21

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: 17 March 2022


**8 FERNTREE AVENUE
WARBURTON VIC 3799**
 3  1  -

Sold Price

\$690,000

Sold Date

15-Oct-21

Distance

1.33km

**15 GIBSONS PARADE WARBURTON
VIC 3799**
 3  2  2

Sold Price

\$681,500

Sold Date

30-Nov-21

Distance

0.06km

**15 PHEASANT PARADE
WARBURTON VIC 3799**
 2  1  -

Sold Price

\$675,000

Sold Date

21-Oct-21

Distance

1.52km
RS = Recent sale

UN = Undisclosed Sale

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