

# 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

26 Wellington Road, Warburton Vic 3799

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$700,000 & \$770,000

### Median sale price

Median price \$745,500 Property Type House Suburb Warburton

Period - From 01/10/2021 to 30/09/2022 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	17a Clarke Av WARBURTON 3799	\$736,500	28/07/2022
2	12 Brett Rd WARBURTON 3799	\$730,000	27/07/2022
3	6 Lincoln Rd WARBURTON 3799	\$702,000	14/09/2022

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:

17/11/2022 19:02



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**Property Type:** House  
**Land Size:** 978 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$700,000 - \$770,000  
**Median House Price**  
Year ending September 2022: \$745,500

## Comparable Properties



17a Clarke Av WARBURTON 3799 (REI/VG)   **Agent Comments**

 2    1    1

**Price:** \$736,500  
**Method:** Private Sale  
**Date:** 28/07/2022  
**Property Type:** House  
**Land Size:** 1220 sqm approx



12 Brett Rd WARBURTON 3799 (VG)   **Agent Comments**

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**Price:** \$730,000  
**Method:** Sale  
**Date:** 27/07/2022  
**Property Type:** House (Res)  
**Land Size:** 2009 sqm approx



6 Lincoln Rd WARBURTON 3799 (REI/VG)   **Agent Comments**

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**Price:** \$702,000  
**Method:** Private Sale  
**Date:** 14/09/2022  
**Property Type:** House  
**Land Size:** 1250 sqm approx