

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

10 BRETT 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

\$720,000

&

\$790,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$261,000

Property type

Land

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

1 DERBY STREET Warburton VIC 3799	\$771,500	19-Nov-21
5 HAND STREET Warburton VIC 3799	\$775,000	08-Mar-22
4-6 PROSPECT AVENUE Warburton VIC 3799	\$775,000	15-Dec-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: 31 March 2022



1 DERBY STREET WARBURTON VIC 3799

Sold Price

\$771,500

Sold Date

19-Nov-21
 3

 1

 -

Distance

1.21km


5 HAND STREET WARBURTON VIC 3799

Sold Price

^{RS} **\$775,000**

Sold Date

08-Mar-22
 3

 2

 1

Distance

0.19km


**4-6 PROSPECT AVENUE
WARBURTON VIC 3799**

Sold Price

\$775,000

Sold Date

15-Dec-21
 2

 1

 2

Distance

1.31km
RS = Recent sale

UN = Undisclosed Sale

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