

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

15 Sussex Street, Warburton Vic 3799

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$695,000

&

\$760,000

Median sale price

Median price \$747,500

Property Type House

Suburb Warburton

Period - From 01/04/2024

to

30/06/2024

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	6 Pheasant Pde WARBURTON 3799	\$700,000	13/08/2024
2	17 Clarke Av WARBURTON 3799	\$755,000	22/06/2024
3	3 View St WARBURTON 3799	\$740,000	04/06/2024

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:

19/08/2024 23:22

15 Sussex Street, Warburton Vic 3799



Leah Bannerman
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Indicative Selling Price

\$695,000 - \$760,000

Median House Price

June quarter 2024: \$747,500



Property Type: House (Previously Occupied - Detached)

Land Size: 2045 sqm approx

Agent Comments

Comparable Properties



6 Pheasant Pde WARBURTON 3799 (REI)

Agent Comments



Price: \$700,000

Method: Private Sale

Date: 13/08/2024

Property Type: House

Land Size: 1970 sqm approx



17 Clarke Av WARBURTON 3799 (REI/VG)

Agent Comments



Price: \$755,000

Method: Auction Sale

Date: 22/06/2024

Property Type: House (Res)

Land Size: 949 sqm approx



3 View St WARBURTON 3799 (REI/VG)

Agent Comments



Price: \$740,000

Method: Private Sale

Date: 04/06/2024

Property Type: House

Land Size: 1629 sqm approx

Account - Barry Plant | P: 03 9735 3300



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