

# 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

12 Clarke Avenue, Warburton Vic 3799

### Indicative selling price

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

Range between \$580,000

&

\$638,000

### Median sale price

Median price \$667,500

Property Type House

Suburb Warburton

Period - From 01/10/2023

to

30/09/2024

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	9 Comongin Av WARBURTON 3799	\$675,000	20/07/2024
2	37 Woodspoint Rd WARBURTON 3799	\$610,000	06/06/2024
3	8 Henri St WARBURTON 3799	\$607,000	08/05/2024

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:

06/11/2024 09:20



 3  2  2

**Property Type:** House  
**Land Size:** 1656 sqm approx  
**Agent Comments**

**Indicative Selling Price**

\$580,000 - \$638,000

**Median House Price**

Year ending September 2024: \$667,500

## Comparable Properties



**9 Comongin Av WARBURTON 3799 (REI/VG)**

**Agent Comments**

 3  1  1

**Price:** \$675,000  
**Method:** Private Sale  
**Date:** 20/07/2024  
**Property Type:** House  
**Land Size:** 1014 sqm approx



**37 Woodspoint Rd WARBURTON 3799 (VG)**

**Agent Comments**

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**Price:** \$610,000  
**Method:** Sale  
**Date:** 06/06/2024  
**Property Type:** House (Res)  
**Land Size:** 810 sqm approx



**8 Henri St WARBURTON 3799 (REI/VG)**

**Agent Comments**

 3  1  1

**Price:** \$607,000  
**Method:** Private Sale  
**Date:** 08/05/2024  
**Property Type:** House  
**Land Size:** 1183 sqm approx