

# 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 Old Warburton 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 \$495,000 & \$530,000

### Median sale price

Median price \$537,500 Property Type House Suburb Warburton

Period - From 01/07/2019 to 30/06/2020 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	22 Waterloo Av WARBURTON 3799	\$495,000	02/02/2020
2	7 Riverside Dr WARBURTON 3799	\$530,000	25/01/2020
3	3 Marlino Av WARBURTON 3799	\$530,000	24/05/2020

**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:

21/07/2020 11:48



**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 1238 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$495,000 - \$530,000  
**Median House Price**  
Year ending June 2020: \$537,500

## Comparable Properties



**22 Waterloo Av WARBURTON 3799 (REI/VG)** Agent Comments



**Price:** \$495,000  
**Method:** Private Sale  
**Date:** 02/02/2020  
**Property Type:** House  
**Land Size:** 1559 sqm approx



**7 Riverside Dr WARBURTON 3799 (VG)** Agent Comments



**Price:** \$530,000  
**Method:** Sale  
**Date:** 25/01/2020  
**Property Type:** House (Res)  
**Land Size:** 1454 sqm approx



**3 Marlino Av WARBURTON 3799 (REI/VG)** Agent Comments



**Price:** \$530,000  
**Method:** Private Sale  
**Date:** 24/05/2020  
**Property Type:** House  
**Land Size:** 803 sqm approx