

## 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

27 SURREY ROAD Warburton VIC 3799

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$895,000

&

\$975,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$701,000

Property type

House

Suburb

Warburton

Period-from

01 Sep 2022

to

31 Aug 2023

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

4 LA LA AVENUE Warburton VIC 3799	-	27-Jul-23

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: 20 September 2023



**4 LA LA AVENUE WARBURTON  
VIC 3799**

 4  1  2

Sold Price

RS - UN

Sold Date **27-Jul-23**

Distance **1.84km**

RS = Recent sale

UN = Undisclosed Sale

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