

# 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	8 Park Road, Warburton Vic 3799
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### Indicative selling price

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

Range between	\$750,000	&	\$810,000
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### Median sale price

Median price	\$667,500	Property Type	House	Suburb	Warburton
Period - From	01/01/2024	to	31/12/2024	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	8 Surrey Rd WARBURTON 3799	\$601,000	19/11/2024
2	22 Wellington Rd WARBURTON 3799	\$600,000	21/10/2024
3			

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: 22/01/2025 10:13