

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

6 GIBSONS PARADE WARBURTON VIC 3799

Indicative selling price

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

Single Price

or range
between

\$640,000

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$677,500

Property type

House

Suburb

Warburton

Period-from

01 Mar 2021

to

28 Feb 2022

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

8 FERNTREE AVENUE WARBURTON VIC 3799	\$690,000	15-Oct-21
15 GIBSONS PARADE WARBURTON VIC 3799	\$681,500	30-Nov-21
15 PHEASANT PARADE WARBURTON VIC 3799	\$675,000	21-Oct-21

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: 23 March 2022

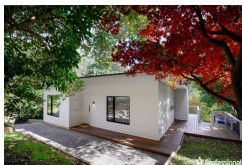

**8 FERNTREE AVENUE
WARBURTON VIC 3799**
 3  1  -

Sold Price **\$690,000** Sold Date **15-Oct-21**

Distance **1.36km**

**15 GIBSONS PARADE WARBURTON
VIC 3799**
 3  2  2

Sold Price **\$681,500** Sold Date **30-Nov-21**

Distance **0.11km**

**15 PHEASANT PARADE
WARBURTON VIC 3799**
 2  1  -

Sold Price **\$675,000** Sold Date **21-Oct-21**

Distance **1.54km**
RS = Recent sale

UN = Undisclosed Sale

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