

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

7 CLARKE AVENUE 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

\$700,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$738,750

Property type

House

Suburb

Warburton

Period-from

01 Jan 2022

to

31 Dec 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

6 SYLVAN AVENUE Warburton VIC 3799	\$620,000	19-Dec-22
15 HIGHFIELD ROAD Warburton VIC 3799	\$640,000	28-Dec-22
3354 Warburton Highway Warburton VIC 3799	\$650,000	16-Nov-22

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 January 2023


**6 SYLVAN AVENUE WARBURTON
VIC 3799**

Sold Price

^{RS} **\$620,000**

Sold Date

19-Dec-22


3



1



1

Distance

0.42km

**15 HIGHFIELD ROAD WARBURTON
VIC 3799**

Sold Price

^{RS} **\$640,000**

Sold Date

28-Dec-22


2



2



-

Distance

0.9km

**3354 WARBURTON HIGHWAY
WARBURTON VIC 3799**

Sold Price

\$650,000

Sold Date

16-Nov-22


3



1



2

Distance

1.23km
RS = Recent sale

UN = Undisclosed Sale

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