

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 37 Woods Point Road, Warburton Vic 3799

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$690,000 & \$740,000

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 | 10 Riverside Dr WARBURTON 3799 | \$730,000 | 07/11/2024 |
| 2 | 7 Martyr Rd WARBURTON 3799 | \$750,000 | 09/09/2024 |
| 3 | 6 Pheasant Pde WARBURTON 3799 | \$700,000 | 13/08/2024 |

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: 21/01/2025 12:30



Property Type: House (Res)
Land Size: 810 sqm approx
Agent Comments

Indicative Selling Price
\$690,000 - \$740,000
Median House Price
Year ending December 2024: \$667,500

Comparable Properties



10 Riverside Dr WARBURTON 3799 (REI/VG)

Agent Comments



Price: \$730,000
Method: Private Sale
Date: 07/11/2024
Property Type: House
Land Size: 1342 sqm approx



7 Martyr Rd WARBURTON 3799 (REI/VG)

Agent Comments



Price: \$750,000
Method: Private Sale
Date: 09/09/2024
Property Type: House
Land Size: 1195 sqm approx



6 Pheasant Pde WARBURTON 3799 (REI/VG)

Agent Comments



Price: \$700,000
Method: Private Sale
Date: 13/08/2024
Property Type: House
Land Size: 1970 sqm approx