

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

235 Big Pats Creek Road, Big Pats Creek Vic 3799

Indicative selling price

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

Range between

\$720,000

&

\$770,000

Median sale price*

Median price

Property Type

Suburb

Big Pats Creek

Period - From

to

Source

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	17 Clarke Av WARBURTON 3799	\$755,000	22/06/2024
2	3 View St WARBURTON 3799	\$740,000	04/06/2024
3	46 Highfield Rd WARBURTON 3799	\$758,500	19/03/2024

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:

27/08/2024 12:09

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



Property Type:
Divorce/Estate/Family Transfers
Land Size: 2477 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$720,000 - \$770,000
No median price available

Comparable Properties



17 Clarke Av WARBURTON 3799 (REI/VG)

[Agent Comments](#)



Price: \$755,000
Method: Auction Sale
Date: 22/06/2024
Property Type: House (Res)
Land Size: 949 sqm approx



3 View St WARBURTON 3799 (REI/VG)

[Agent Comments](#)



Price: \$740,000
Method: Private Sale
Date: 04/06/2024
Property Type: House
Land Size: 1629 sqm approx



46 Highfield Rd WARBURTON 3799 (REI/VG)

[Agent Comments](#)



Price: \$758,500
Method: Private Sale
Date: 19/03/2024
Property Type: House
Land Size: 1939 sqm approx