

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 Riverside Drive, Warburton Vic 3799

Indicative selling price

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

Range between \$690,000

&

\$759,000

Median sale price

Median price \$745,500

Property Type House

Suburb Warburton

Period - From 01/10/2021

to

30/09/2022

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	17a Clarke Av WARBURTON 3799	\$736,500	28/07/2022
2	12 Brett Rd WARBURTON 3799	\$730,000	27/07/2022
3	100 Scotchmans Creek Rd WARBURTON 3799	\$720,000	15/06/2022

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:

18/10/2022 15:48



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Property Type: House
Land Size: 1455 sqm approx
Agent Comments

Indicative Selling Price
\$690,000 - \$759,000
Median House Price
Year ending September 2022: \$745,500

Comparable Properties



17a Clarke Av WARBURTON 3799 (RE/IVG)

Agent Comments

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Price: \$736,500
Method: Private Sale
Date: 28/07/2022
Property Type: House
Land Size: 1220 sqm approx



12 Brett Rd WARBURTON 3799 (VG)

Agent Comments

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Price: \$730,000
Method: Sale
Date: 27/07/2022
Property Type: House (Res)
Land Size: 2009 sqm approx

100 Scotchmans Creek Rd WARBURTON 3799 (VG)

Agent Comments

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Price: \$720,000
Method: Sale
Date: 15/06/2022
Property Type: Hobby Farm < 20 ha (Rur)
Land Size: 74000 sqm approx