

STATEMENT OF INFORMATION

2 TOBRUK AVENUE, WARRACKNABEAL, VIC 3393
PREPARED BY ANDREW SEERS, AARON LEWIS PROPERTY AGENTS



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

2 TOBRUK AVENUE, WARRACKNABEAL, 🕮 2 🕒 1 😂 -







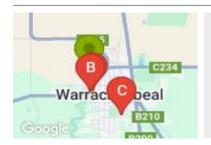
Indicative Selling Price

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

Single Price:

\$399,000 Provided by: Andrew Seers, Aaron Lewis Property Agents

MEDIAN SALE PRICE



WARRACKNABEAL, VIC, 3393

Suburb Median Sale Price (House)

\$200,000

01 April 2024 to 31 March 2025

Provided by: **pricefinder**

COMPARABLE PROPERTIES

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agents representative considers to be most comparable to the property for sale.



13 WARUNDA AVE, WARRACKNABEAL, VIC







Sale Price

\$350,000

Sale Date: 27/03/2025

Distance from Property: 517m





2 FONG TONG AVE, WARRACKNABEAL, VIC









Sale Price

\$430,000

Sale Date: 14/03/2025

Distance from Property: 531m





1A OCALLAGHAN ST, WARRACKNABEAL, VIC 🗏 3







Sale Price

\$329,000

Sale Date: 28/07/2024

Distance from Property: 1.5km



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the Estate Agents Act 1980.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a single residential property located outside the Melbourne metropolitan area is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

	Address
Including	suburb and
	postcode

2 TOBRUK AVENUE, WARRACKNABEAL, VIC 3393

Indicative selling price

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Single Price:	\$399,000

Median sale price

Median price	\$200,000	Property type	House	Suburb	WARRACKNABEAL
Period	01 April 2024 to 31 Ma	rch 2025	Source		pricefinder

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agents representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
13 WARUNDA AVE, WARRACKNABEAL, VIC 3393	\$350,000	27/03/2025
2 FONG TONG AVE, WARRACKNABEAL, VIC 3393	\$430,000	14/03/2025
1A OCALLAGHAN ST, WARRACKNABEAL, VIC 3393	\$329,000	28/07/2024

This Statement of Information was prepared on:

16/06/2025

