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Indicative Selling Price

\$94,500

Median House Price

Year ending March 2017: \$368,000



Rooms:

Property Type: Land

Land Size: 2483 sqm

Agent Comments

Comparable Properties



17 Whitegum Dr EAST WARBURTON 3799 (REI)

Agent Comments



Price: \$112,500

Method: Private Sale

Date: 11/05/2017

Rooms: -

Property Type: Land

Land Size: 1718 sqm

25 Heath Cr EAST WARBURTON 3799 (VG)

Agent Comments



Price: \$100,000

Method: Sale

Date: 09/03/2017

Rooms: -

Property Type: Land

Land Size: 3988 sqm



1 Grandeur Dr EAST WARBURTON 3799 (REI/VG)

Agent Comments



Price: \$80,000

Method: Private Sale

Date: 10/02/2017

Rooms: 1

Property Type: Land

Land Size: 2497 sqm

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

19 Yarra Valley Crescent, East Warburton Vic 3799

Indicative selling price

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

Single price \$94,500

Median sale price

Median price \$368,000

House X

Suburb East Warburton

Period - From 01/04/2016 to 31/03/2017

Source REIV

Comparable property sales

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
17 Whitegum Dr EAST WARBURTON 3799	\$112,500	11/05/2017
25 Heath Cr EAST WARBURTON 3799	\$100,000	09/03/2017
1 Grandeur Dr EAST WARBURTON 3799	\$80,000	10/02/2017