Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 43 Woods Point Road, Warburton Vic 3799

Indicative selling price

| For the meaning | of this price see | cons | sumer.vic.go | v.au | /underquot | ting | | |
|-----------------|-------------------|------|--------------|------|------------|------|--------|-----------|
| Range betweer | \$580,000 | | & | | \$630,000 | | | |
| Median sale p | rice | | | | | | | |
| Median price | \$720,000 | Pro | operty Type | Hou | se | | Suburb | Warburton |
| Period - From | 01/04/2022 | to | 31/03/2023 | | So | urce | 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 sixmonths 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 | | |
| 2 | | |
| 3 | | |

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:

01/05/2023 17:24









Rooms: 7 Property Type: House Land Size: 744 sqm approx Agent Comments 0448 924 266 leah@bellrealestate.com.au Indicative Selling Price

Leah Bannerman 03 5967 1277

\$580,000 - \$630,000 **Median House Price** Year ending March 2023: \$720,000

Comparable Properties

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.

Account - Bell RE Yarra Junction | P: 03 5967 1277 | F: 03 5967 1807





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