

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

66 RUTHERFORD PARADE, WARNEET, VIC 3980

Indicative selling price

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

Single Price:

\$659,000

Median sale price

Median price

\$447,500

House

X

Unit

Suburb

WARNEET

Period

01 October 2016 to 30 September
2017

Source



Comparable property sales

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
63 HARDY AVE, CANNONS CREEK, VIC 3977	\$648,000	19/08/2016
2 RUTHERFORD PDE, WARNEET, VIC 3980	\$600,000	11/07/2016
20 RUTHERFORD PDE, WARNEET, VIC 3980	*\$950,000	25/05/2017