

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

45 Whitegum Drive, East Warburton Vic 3799

Indicative selling price

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

Range between \$495,000 & \$540,000

Median sale price

Median price \$510,000 Property Type House Suburb East Warburton

Period - From 01/01/2019 to 31/12/2019 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.~~

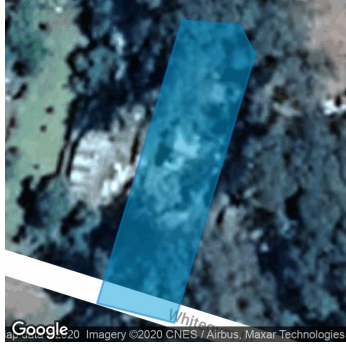
Address of comparable property		Price	Date of sale
1	10 Wombat Cr EAST WARBURTON 3799	\$530,000	01/12/2019
2	15 Wombat Cr EAST WARBURTON 3799	\$515,000	06/10/2019
3			

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:

03/02/2020 12:19



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Property Type: House
Land Size: 1247 sqm approx
Agent Comments

Indicative Selling Price
\$495,000 - \$540,000
Median House Price
Year ending December 2019: \$510,000

Comparable Properties

10 Wombat Cr EAST WARBURTON 3799 (REI) **Agent Comments**

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Price: \$530,000
Method: Private Sale
Date: 01/12/2019
Rooms: 1
Property Type: House
Land Size: 2298 sqm approx



15 Wombat Cr EAST WARBURTON 3799 (REI/VG)

Agent Comments

 4  2  4

Price: \$515,000
Method: Private Sale
Date: 06/10/2019
Property Type: House
Land Size: 2539 sqm approx

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.