

# 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

24 Kellys Road, Warburton Vic 3799

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$550,000

&

\$600,000

### Median sale price

Median price

\$525,250

Property Type

House

Suburb

Warburton

Period - From

01/10/2019

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	2 Cornish Rd WARBURTON 3799	\$575,000	28/11/2019
2	7 Webb St WARBURTON 3799	\$550,500	22/11/2019
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:

05/02/2020 16:12

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**Indicative Selling Price**

\$550,000 - \$600,000

**Median House Price**

December quarter 2019: \$525,250



**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 2545 sqm approx

Agent Comments

## Comparable Properties



**2 Cornish Rd WARBURTON 3799 (REI)**

Agent Comments



**Price:** \$575,000

**Method:** Private Sale

**Date:** 28/11/2019

**Property Type:** House

**Land Size:** 817 sqm approx



**7 Webb St WARBURTON 3799 (REI)**

Agent Comments



**Price:** \$550,500

**Method:** Private Sale

**Date:** 22/11/2019

**Property Type:** House

**Land Size:** 1010 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.