## 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	cons	sumer.vic.go	v.au	/underquot	ting			
Range betweer	\$550,000		&		\$600,000				
Median sale price									
Median price	\$525,250	Pro	operty Type	Hou	ISE		Suburb	Warburton	
Period - From	01/10/2019	to	31/12/2019		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.

Ad	dress 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**<sup>\*</sup> 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





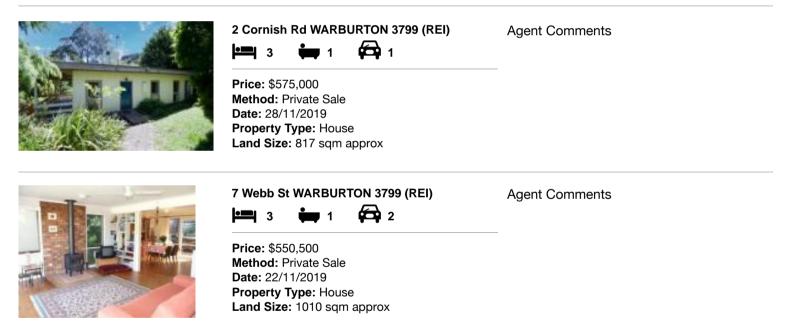




Property Type: House (Previously Occupied - Detached) Land Size: 2545 sqm approx Agent Comments Rebecca Doolan 03 5967 1277 0401 832 068 bec@bellrealestate.com.au

Indicative Selling Price \$550,000 - \$600,000 Median House Price December quarter 2019: \$525,250

# **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



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.