

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb or locality and postcode	7 Devon Street, Warburton Vic 3799
---	------------------------------------

Indicative selling price

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

Range between	\$420,000	&	\$462,000
---------------	-----------	---	-----------

Median sale price

Median price	\$401,500	House	X	Unit		Suburb or locality	Warburton
Period - From	01/07/2017	to	30/09/2017	Source	REIV		

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last eighteen 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	1 Clarke Av Warburton 3799	\$450,000	16/09/2016
2	13 Gibsons Pde Warburton 3799	\$445,000	21/12/2016
3	8 Surrey Rd Warburton 3799	\$433,000	06/12/2016

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.

Tony Fanfulla

03 5967 1277

0419 870 513

tony@bellrealestate.com.au

Indicative Selling Price

\$420,000 - \$462,000

Median House Price

September quarter 2017: \$401,500



 3  2  2

Rooms:

Property Type: House (Res)

Land Size: 963 sqm approx

Agent Comments

Comparable Properties



1 Clarke Av WARBURTON 3799 (REI/VG)

Agent Comments

 3  1  1

Price: \$450,000

Method: Private Sale

Date: 16/09/2016

Rooms: -

Property Type: House

Land Size: 2492 sqm approx



13 Gibsons Pde WARBURTON 3799 (REI/VG)

Agent Comments

 4  2  2

Price: \$445,000

Method: Private Sale

Date: 21/12/2016

Rooms: 5

Property Type: House

Land Size: 720 sqm approx



8 Surrey Rd WARBURTON 3799 (REI/VG)

Agent Comments

 2  2  4

Price: \$433,000

Method: Private Sale

Date: 06/12/2016

Rooms: 3

Property Type: House

Land Size: 989 sqm approx