

## 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<br>Including suburb or<br>locality and postcode | 2771 Warburton Highway, Wesburn Vic 3799 |
|---------------------------------------------------------|------------------------------------------|

#### Indicative selling price

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

|               |           |   |           |
|---------------|-----------|---|-----------|
| Range between | \$480,000 | & | \$525,000 |
|---------------|-----------|---|-----------|

#### Median sale price

|               |            |       |            |        |      |                    |         |
|---------------|------------|-------|------------|--------|------|--------------------|---------|
| Median price  | \$452,500  | House | X          | Unit   |      | Suburb or locality | Wesburn |
| Period - From | 01/07/2016 | to    | 30/06/2017 | 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                              |       |              |
| 2                              |       |              |
| 3                              |       |              |

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.

2771 Warburton Highway, Wesburn Vic 3799

**BELL** REAL ESTATE

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**Indicative Selling Price**

\$480,000 - \$525,000

**Median House Price**

Year ending June 2017: \$452,500



**Rooms:**

**Property Type:**

**Agent Comments**

## Comparable Properties

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.