

Rebecca Doolan 03 5967 1277 0401 832 068 bec@bellrealestate.com.au

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Including suburl	dress 191 Woods o and tcode	191 Woods Point Road, East Warburton Vic 3799						
Indicative selling price								
For the meaning of this price see consumer.vic.gov.au/underquoting								
Range between	\$495,000	&	\$544,500					

#### Median sale price

Median price	\$437,500	Hou	use X	Unit			Suburb	East Warburton
Period - From	01/10/2017	to	30/09/2018		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.

Add	dress of comparable property	Price	Date of sale
1	8 Pheasant Pde WARBURTON 3799	\$520,000	14/09/2018
2	19 Giffords Rd WARBURTON 3799	\$520,000	06/08/2018
3	5 Piedmont Av WARBURTON 3799	\$500,000	31/05/2018

#### 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.

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**Indicative Selling Price** \$495,000 - \$544,500 **Median House Price** Year ending September 2018: \$437,500





Property Type: House Land Size: 2321 sqm approx

**Agent Comments** 

# Comparable Properties



8 Pheasant Pde WARBURTON 3799 (REI/VG)

Price: \$520,000 Method: Private Sale Date: 14/09/2018

Rooms: 6

Property Type: House Land Size: 2000 sqm approx

19 Giffords Rd WARBURTON 3799 (REI/VG)





Price: \$520,000 Method: Private Sale Date: 06/08/2018

Rooms: 4

Property Type: House Land Size: 845 sqm approx

5 Piedmont Av WARBURTON 3799 (REI/VG)









Price: \$500,000 Method: Private Sale Date: 31/05/2018

Rooms: 4

Property Type: House Land Size: 2304 sqm approx

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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.

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**Agent Comments** 

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