

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 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 House 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.

	Address 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



3 1 1

Rooms:

Property Type: House

Land Size: 2321 sqm approx

Agent Comments

Comparable Properties



8 Pheasant Pde WARBURTON 3799 (REI/VG)

Agent Comments

3 1 -

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)

Agent Comments

3 1 1

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)

Agent Comments

3 2 -

Price: \$500,000

Method: Private Sale

Date: 31/05/2018

Rooms: 4

Property Type: House

Land Size: 2304 sqm approx