

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

51 Donna Buang Road, Warburton Vic 3799

Indicative selling price

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

Range between \$530,000

&

\$560,000

Median sale price

Median price \$540,000

Property Type House

Suburb Warburton

Period - From 07/04/2019

to

06/04/2020

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	24 Giffords Rd WARBURTON 3799	\$560,000	12/11/2019
2	7 Webb St WARBURTON 3799	\$550,500	22/11/2019
3			

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.~~

This Statement of Information was prepared on:

07/04/2020 16:43

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Indicative Selling Price

\$530,000 - \$560,000

Median House Price

07/04/2019 - 06/04/2020: \$540,000



 4  2  3

Property Type: House

Land Size: 2706 sqm approx

Agent Comments

Comparable Properties

24 Giffords Rd WARBURTON 3799 (REI/VG)

Agent Comments

 4  1  1

Price: \$560,000

Method: Private Sale

Date: 12/11/2019

Property Type: House

Land Size: 2058 sqm approx



7 Webb St WARBURTON 3799 (REI/VG)

Agent Comments

 3  1  2

Price: \$550,500

Method: Private Sale

Date: 22/11/2019

Property Type: House

Land Size: 1010 sqm approx

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.