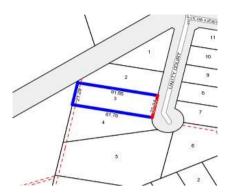


Team Yarra Valley 03 5967 1800 03 5966 2800 sales@mcmath.com.au

**Indicative Selling Price** \$90,000 **Median House Price** March quarter 2017: \$400,000





**Agent Comments** 

# Comparable Properties



29 Alpine St WARBURTON 3799 (REI/VG)

Price: \$58,000 Method: Private Sale Date: 01/02/2017 Rooms: 1

Property Type: Land Land Size: 1772 sqm **Agent Comments** 



21 Giffords Rd WARBURTON 3799 (REI/VG)





Price: \$72,000 Method: Private Sale Date: 22/03/2017 Rooms: -

Property Type: Land Land Size: 631 sqm

Agent Comments

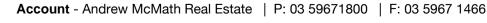


81 Riverside Dr WARBURTON 3799 (REI/VG)



Price: \$80,000 Method: Private Sale Date: 06/03/2017 Rooms: 1

Property Type: Land Land Size: 1236 sqm **Agent Comments** 







Generated: 16/06/2017 09:25



Team Yarra Valley 03 5967 1800 03 5966 2800 sales@mcmath.com.au

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

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

Address Including suburb and	3 Unity Court, Warburton Vic 3799
postcode	

#### Indicative selling price

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

Single price	\$90,000
3 - 1	, ,

#### Median sale price

Median price	\$400,000	Н	ouse	Х		Subui	rb \	Warburton	
Period - From	01/01/2017	to	31/03	3/2017	Sour	e RE	ΞIV		

### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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	
29 Alpine St WARBURTON 3799	\$58,000	01/02/2017	
21 Giffords Rd WARBURTON 3799	\$72,000	22/03/2017	
81 Riverside Dr WARBURTON 3799	\$80,000	06/03/2017	





Account - Andrew McMath Real Estate | P: 03 59671800 | F: 03 5967 1466

Generated: 16/06/2017 09:25