

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	43 Donna Buang Road, Warburton Vic 3799
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Indicative selling price

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

Range between	\$470,000	&	\$510,000
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Median sale price

Median price	\$605,000	House	X	Unit		Suburb	Warburton
Period - From	01/04/2018	to	30/06/2018	Source	REIV		

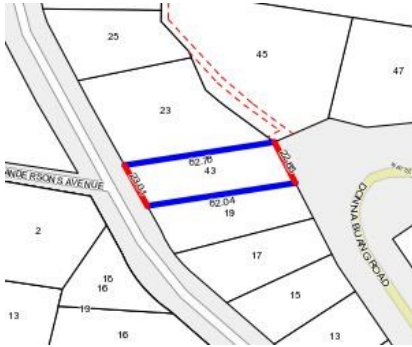
Comparable property sales (*Delete A or B below as applicable)

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	5 Piedmont Av WARBURTON 3799	\$500,000	31/05/2018
2	5 Henri St WARBURTON 3799	\$485,000	06/03/2018
3	31 Brisbane Hill Rd WARBURTON 3799	\$485,000	05/03/2018

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.



Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 1399 sqm approx

Agent Comments

Indicative Selling Price

\$470,000 - \$510,000

Median House Price

June quarter 2018: \$605,000

Comparable Properties



5 Piedmont Av WARBURTON 3799 (REI/VG)

Agent Comments



Price: \$500,000

Method: Private Sale

Date: 31/05/2018

Rooms: 4

Property Type: House

Land Size: 2304 sqm approx



5 Henri St WARBURTON 3799 (VG)

Agent Comments



Price: \$485,000

Method: Sale

Date: 06/03/2018

Rooms: -

Property Type: House (Res)

Land Size: 805 sqm approx



31 Brisbane Hill Rd WARBURTON 3799 (REI)

Agent Comments



Price: \$485,000

Method: Private Sale

Date: 05/03/2018

Rooms: -

Property Type: House

Land Size: 806 sqm approx