

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 440 Woods Point Road, East Warburton Vic 3799

Indicative selling price

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

Range between \$440,000

&

\$480,000

Median sale price

Median price \$430,000

House

X

Unit

Suburb

East Warburton

Period - From 01/01/2017

to

31/12/2017

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		
2		
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.

440 Woods Point Road, East Warburton Vic 3799



Leah Bannerman

03 5967 1277

0448 924 266

leah@bellrealestate.com.au

Indicative Selling Price

\$440,000 - \$480,000

Median House Price

Year ending December 2017: \$430,000



2 1 0

Rooms:

Property Type: House

Land Size: 2140 sqm approx

Agent Comments

Comparable Properties



**16 Rupert Rd EAST WARBURTON 3799
(REI/VG)**

Agent Comments

3 1 3

Price: \$440,000

Method: Private Sale

Date: 19/10/2017

Rooms: 4

Property Type: House

Land Size: 1550 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.