

Leah Bannerman 03 5967 1277 0448 924 266 leah@bellrealestate.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

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Property offered for sale											
Address Including suburb and postcode		8 Pheasant Parade, Warburton Vic 3799									
Indicative sell	ing pric	e									
For the meaning	of this p	rice see	cons	sumer	.vic.gov.a	au/un	derquoting				
Range between \$340,		000		&		\$370,000					
Median sale p	rice										
Median price	\$410,00	0	Hou	se	Х	Unit			Suburb	Warburton	
Period - From	01/10/2	016	to	30/09	9/2017		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.

Add	dress of comparable property	Price	Date of sale
1	4 Giffords Rd WARBURTON 3799	\$390,000	02/12/2017
2	12 Upper Blackwood Av WARBURTON 3799	\$380,000	14/08/2017
3	49 Highfield Rd WARBURTON 3799	\$340,000	26/10/2017

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.





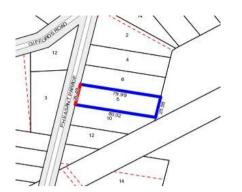


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Indicative Selling Price \$340,000 - \$370,000 **Median House Price** Year ending September 2017: \$410,000





Property Type: House (Previously

Occupied - Detached) Land Size: 2042 sqm approx

Agent Comments

Comparable Properties



4 Giffords Rd WARBURTON 3799 (REI)

Price: \$390,000 Method: Private Sale Date: 02/12/2017

Rooms: 7

Property Type: House Land Size: 806 sqm approx

12 Upper Blackwood Av WARBURTON 3799

(REI/VG)

-3





Price: \$380,000 Method: Private Sale Date: 14/08/2017 Rooms: 5

Property Type: House

Land Size: 1996 sqm approx

Agent Comments

Agent Comments



49 Highfield Rd WARBURTON 3799 (REI/VG)

--3





Price: \$340,000 Method: Private Sale Date: 26/10/2017

Rooms: 6

Property Type: House Land Size: 810 sqm approx Agent Comments

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