

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

8 Pheasant Parade, Warburton Vic 3799

Indicative selling price

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

Range between

\$340,000

&

\$370,000

Median sale price

Median price

\$410,000

House

X

Unit

Suburb

Warburton

Period - From

01/10/2016

to

30/09/2017

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	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



Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 2042 sqm approx

Agent Comments

Comparable Properties



4 Giffords Rd WARBURTON 3799 (REI)

Agent Comments



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)

Agent Comments



Price: \$380,000

Method: Private Sale

Date: 14/08/2017

Rooms: 5

Property Type: House

Land Size: 1996 sqm approx



49 Highfield Rd WARBURTON 3799 (REI/VG)

Agent Comments



Price: \$340,000

Method: Private Sale

Date: 26/10/2017

Rooms: 6

Property Type: House

Land Size: 810 sqm approx