

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

10 Prospect Avenue, Warburton Vic 3799

Indicative selling price

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

Range between \$580,000

&

\$620,000

Median sale price

Median price \$538,750

Property Type House

Suburb Warburton

Period - From 01/04/2019

to

31/03/2020

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	24 Kellys Rd WARBURTON 3799	\$575,000	25/02/2020
2	15 Hill Rd WARBURTON 3799	\$582,500	02/03/2020
3	45 Brides Pde WARBURTON 3799	\$600,000	14/02/2020

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.~~

This Statement of Information was prepared on:

16/07/2020 16:22



 2  2  1

Property Type: House

Land Size: 912 sqm approx

Agent Comments

Comparable Properties



24 Kellys Rd WARBURTON 3799 (REI/VG)

Agent Comments

 2  1  -

Price: \$575,000

Method: Private Sale

Date: 25/02/2020

Rooms: 6

Property Type: House

Land Size: 2304 sqm approx



15 Hill Rd WARBURTON 3799 (REI/VG)

Agent Comments

 3  2  2

Price: \$582,500

Method: Private Sale

Date: 02/03/2020

Rooms: 6

Property Type: House

Land Size: 894 sqm approx



45 Brides Pde WARBURTON 3799 (REI/VG)

Agent Comments

 5  -  -

Price: \$600,000

Method: Private Sale

Date: 14/02/2020

Property Type: Land

Land Size: 24282 sqm approx