

Team Yarra Valley 03 5967 1800 03 5966 2800 sales@mcmath.com.au

Indicative Selling Price \$460,000 **Median House Price** Year ending March 2017: \$450,000



Rooms:

Property Type: House Land Size: 1393m2 sqm **Agent Comments**

Comparable Properties



2899 Warburton Hwy WESBURN 3799 (REI/VG) Agent Comments



Price: \$390,000 Method: Private Sale Date: 27/03/2017 Rooms: 7

Property Type: House Land Size: 1030 sqm



14 Station Rd WESBURN 3799 (REI/VG)

1 3





Price: \$430.000 Method: Private Sale Date: 29/12/2016 Rooms: 4

Property Type: House Land Size: 3131 sqm

Agent Comments



17 Britannia Creek Rd WESBURN 3799

(REI/VG)





Price: \$455,000 Method: Private Sale Date: 03/02/2017 Rooms: 8

Property Type: House Land Size: 2699 sqm

Agent Comments

Account - Andrew McMath Real Estate | P: 03 59671800 | F: 03 5967 1466





Generated: 14/06/2017 17:28



Team Yarra Valley 03 5967 1800 03 5966 2800 sales@mcmath.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sal	Property	offered	for	sale
--------------------------	-----------------	---------	-----	------

Address	6 Britannia Creek Road, Wesburn Vic 3799
Including suburb and	
postcode	

Indicative selling price

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

Single price \$460,000

Median sale price

Median price	\$450,000	Н	ouse	Х		Subur	Wesburn
Period - From	01/04/2016	to	31/03	3/2017	Sour	e RE	IV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
2899 Warburton Hwy WESBURN 3799	\$390,000	27/03/2017
14 Station Rd WESBURN 3799	\$430,000	29/12/2016
17 Britannia Creek Rd WESBURN 3799	\$455,000	03/02/2017





Generated: 14/06/2017 17:28