

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

19 Giffords Road, Warburton Vic 3799

Indicative selling price

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

Range between \$490,000

&

\$530,000

Median sale price

Median price \$605,000

House

X

Unit

Suburb

Warburton

Period - From 01/04/2018

to

30/06/2018

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	5 Piedmont Av WARBURTON 3799	\$500,000	31/05/2018
2	5 Azalea Ct WARBURTON 3799	\$510,000	21/03/2018
3	1 Old Warburton Rd WARBURTON 3799	\$520,000	08/03/2018

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.



 3  1  1

Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 845 sqm approx

Agent Comments

Comparable Properties



5 Piedmont Av WARBURTON 3799 (REI)

Agent Comments

 3  2  -

Price: \$500,000

Method: Private Sale

Date: 31/05/2018

Rooms: 4

Property Type: House

Land Size: 2304 sqm approx



5 Azalea Ct WARBURTON 3799 (REI/VG)

Agent Comments

 5  3  -

Price: \$510,000

Method: Private Sale

Date: 21/03/2018

Rooms: 6

Property Type: House

Land Size: 2886 sqm approx



1 Old Warburton Rd WARBURTON 3799 (REI/VG)

Agent Comments

 3  1  2

Price: \$520,000

Method: Private Sale

Date: 08/03/2018

Rooms: 6

Property Type: House

Land Size: 2345 sqm approx