## 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

2 Rainbow Trout Avenue, East Warburton Vic 3799

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$695,000		&		\$760,000			
Median sale pr	rice							
Median price	\$650,000	Pro	operty Type	Hou	ISE		Suburb	East Warburton
Period - From	01/10/2023	to	30/09/2024		So	urce	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 sixmonths 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	15 Golden Perch Av EAST WARBURTON 3799	\$800,000	24/05/2024
2			
3			

#### OR

**B**<sup>\*</sup> 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:

20/11/2024 11:04









Rooms: 7 Property Type: House Land Size: 3405 sqm approx Agent Comments David Carroll 03 59671 277 0419 539 320 david@bellrealestate.com.au

Indicative Selling Price \$695,000 - \$760,000 Median House Price Year ending September 2024: \$650,000

# **Comparable Properties**



15 Golden Perch Av EAST WARBURTON 3799 (REI/VG) Agent Comments Price: \$800,000 Method: Private Sale Date: 24/05/2024 Property Type: House Land Size: 4311 sqm approx

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.

### Account - Bell RE Yarra Junction | P: 03 5967 1277 | F: 03 5967 1807



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