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Indicative Selling Price

\$370,000 - \$407,000

Median House Price

Year ending March 2017: \$402,500



3 1 1

Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 644 sqm

Agent Comments

Comparable Properties



3354 Warburton Hwy WARBURTON 3799 (REI) **Agent Comments**

3 1 1

Price: \$410,000

Method: Private Sale

Date: 22/04/2017

Rooms: 4

Property Type: House

Land Size: 600 sqm



8 Hill Rd WARBURTON 3799 (REI)

Agent Comments

3 2 1

Price: \$392,000

Method: Private Sale

Date: 03/05/2017

Rooms: 5

Property Type: House

Land Size: 1037 sqm



14 Sylvan Av WARBURTON 3799 (REI)

Agent Comments

3 2 -

Price: \$370,000

Method: Private Sale

Date: 11/05/2017

Rooms: 5

Property Type: House

Land Size: 664 sqm

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	7 Azalea Court, Warburton Vic 3799
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Indicative selling price

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

Range between	\$370,000	&	\$407,000
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Median sale price

Median price	\$402,500	House	X	Suburb	Warburton
Period - From	01/04/2016	to	31/03/2017	Source	REIV

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
3354 Warburton Hwy Warburton 3799	\$410,000	22/04/2017
8 Hill Rd Warburton 3799	\$392,000	03/05/2017
14 Sylvan Av Warburton 3799	\$370,000	11/05/2017