

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 Sylvan Avenue, Warburton Vic 3799

Indicative selling price

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

Range between \$430,000

&

\$460,000

Median sale price

Median price \$525,000

House

X

Unit

Suburb

Warburton

Period - From 01/07/2018

to

30/09/2018

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 | | |
| 2 | | |
| 3 | | |

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.

7 Sylvan Avenue, Warburton Vic 3799



Team Yarra Valley

03 5967 1800

03 5966 2800

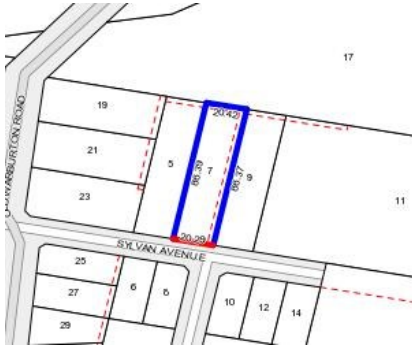
sales@mcmath.com.au

Indicative Selling Price

\$430,000 - \$460,000

Median House Price

September quarter 2018: \$525,000



Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 1757 sqm approx

Agent Comments

Comparable Properties

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.