

## 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

23 Clarke Avenue, Warburton Vic 3799

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$620,000

&

\$660,000

### Median sale price

Median price \$540,000

House

X

Unit

Suburb

Warburton

Period - From 01/07/2018

to

30/06/2019

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.

Rebecca Doolan

03 5967 1277

0401 832 068

bec@bellrealestate.com.au

**Indicative Selling Price**

\$620,000 - \$660,000

**Median House Price**

Year ending June 2019: \$540,000



 4  1  4

**Rooms:**

**Property Type:** House

**Land Size:** 1952 sqm approx

Agent Comments

## Comparable Properties



**1 Croom St WARBURTON 3799 (REI/VG)**

Agent Comments

 3  2  1

**Price:** \$650,000

**Method:** Private Sale

**Date:** 23/02/2019

**Rooms:** 7

**Property Type:** House

**Land Size:** 7281.90 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.