

28 The Crescent, Wesburn Vic 3799



Team Yarra Valley

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Indicative Selling Price

\$430,000 - \$460,000

No median price available



3 1 1

Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 930 sqm approx

Agent Comments

Comparable Properties



1 Redcliffs Av WARBURTON 3799 (REI)

Agent Comments

4 2 2

Price: \$412,000

Method: Private Sale

Date: 29/11/2017

Rooms: 8

Property Type: House

Land Size: 763 sqm approx



1 James St MILLGROVE 3799 (REI)

Agent Comments

3 1 2

Price: \$422,000

Method: Private Sale

Date: 29/12/2017

Rooms: 4

Property Type: House

Land Size: 671 sqm approx



2909 Warburton Hwy WESBURN 3799 (REI/VG) **Agent Comments**

3 1 -

Price: \$426,000

Method: Private Sale

Date: 23/11/2017

Rooms: 4

Property Type: House

Land Size: 3061 sqm approx

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

28 The Crescent, Wesburn 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

House

Unit

Suburb

Wesburn

Period - From

to

Source

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	1 Redcliffs Av WARBURTON 3799	\$412,000	29/11/2017
2	1 James St MILLGROVE 3799	\$422,000	29/12/2017
3	2909 Warburton Hwy WESBURN 3799	\$426,000	23/11/2017

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.~~

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.