

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

12 Station Road, Warburton Vic 3799

Indicative selling price

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

Range between

\$460,000

&

\$480,000

Median sale price

Median price

\$452,250

House

X

Unit

Suburb

Warburton

Period - From

01/01/2018

to

31/03/2018

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	3 Marlino Av WARBURTON 3799	\$452,500	13/02/2018
2	20 Waterloo Av WARBURTON 3799	\$460,000	06/03/2018
3	18 Lincoln Rd WARBURTON 3799	\$470,000	20/03/2018

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.



 2  1  0

Rooms:

Property Type: House

Land Size: 1029 sqm approx

Agent Comments

Comparable Properties



3 Marlino Av WARBURTON 3799 (REI/VG)

Agent Comments

 3  1  -

Price: \$452,500

Method: Private Sale

Date: 13/02/2018

Rooms: 4

Property Type: House

Land Size: 803 sqm approx



20 Waterloo Av WARBURTON 3799 (REI/VG)

Agent Comments

 3  1  2

Price: \$460,000

Method: Private Sale

Date: 06/03/2018

Rooms: 7

Property Type: House

Land Size: 1567 sqm approx



18 Lincoln Rd WARBURTON 3799 (REI/VG)

Agent Comments

 3  2  2

Price: \$470,000

Method: Private Sale

Date: 20/03/2018

Rooms: 4

Property Type: House

Land Size: 1200 sqm approx