

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

15 Hill Road, Warburton Vic 3799

Indicative selling price

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

Range between \$550,000 & \$580,000

Median sale price

Median price \$525,250 Property Type House Suburb Warburton

Period - From 01/10/2019 to 31/12/2019 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 Cornish Rd WARBURTON 3799	\$575,000	28/11/2019
2	24 Giffords Rd WARBURTON 3799	\$560,000	12/11/2019
3	7 Webb St WARBURTON 3799	\$550,500	22/11/2019

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.~~

This Statement of Information was prepared on:

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Indicative Selling Price

\$550,000 - \$580,000

Median House Price

December quarter 2019: \$525,250



3 2 2

Property Type: Misc

Improvements Rural (no dwelling)

Agent Comments

Comparable Properties



2 Cornish Rd WARBURTON 3799 (REI)

Agent Comments

3 1 1

Price: \$575,000

Method: Private Sale

Date: 28/11/2019

Property Type: House

Land Size: 817 sqm approx

24 Giffords Rd WARBURTON 3799 (REI)

Agent Comments

4 1 1

Price: \$560,000

Method: Private Sale

Date: 12/11/2019

Property Type: House

Land Size: 2058 sqm approx



7 Webb St WARBURTON 3799 (REI)

Agent Comments

3 1 2

Price: \$550,500

Method: Private Sale

Date: 22/11/2019

Property Type: House

Land Size: 1010 sqm approx