

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	14 Wattle Tree Road, Warburton Vic 3799
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Indicative selling price

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

Range between	\$145,000	&	\$159,500
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Median sale price

Median price	\$406,944	House	X	Unit		Suburb	Warburton
Period - From	01/07/2016	to	30/06/2017	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

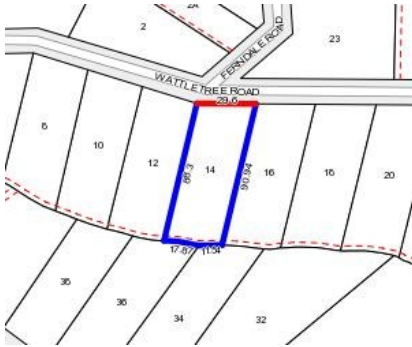
bec@bellrealestate.com.au

Indicative Selling Price

\$145,000 - \$159,500

Median House Price

Year ending June 2017: \$406,944



Rooms:

Property Type: Land

Land Size: 2640 sqm approx

Agent Comments

Comparable Properties



1 Anne Cr WARBURTON 3799 (REI/VG)

Agent Comments



Price: \$150,000

Method: Private Sale

Date: 18/02/2017

Rooms: -

Property Type: Land

Land Size: 1643 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.