

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

3448 Warburton Highway, Warburton Vic 3799

Indicative selling price

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

Range between \$500,000 & \$550,000

Median sale price

Median price \$540,000 Property Type House 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	16 Old Warburton Rd WARBURTON 3799	\$550,000	30/04/2019
2	5 Brides Pde WARBURTON 3799	\$537,500	13/08/2019
3	25 Dammans Rd WARBURTON 3799	\$500,000	24/04/2019

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:

18/09/2019 09:20



 3  1  0

Property Type: House

Land Size: 719 sqm approx

Agent Comments

Comparable Properties

16 Old Warburton Rd WARBURTON 3799 (REI/VG)

Agent Comments

 3  2  1

Price: \$550,000

Method: Private Sale

Date: 30/04/2019

Property Type: House

Land Size: 2615 sqm approx



5 Brides Pde WARBURTON 3799 (REI)

Agent Comments

 3  1  2

Price: \$537,500

Method: Private Sale

Date: 13/08/2019

Rooms: 6

Property Type: House

Land Size: 9787 sqm approx



25 Dammans Rd WARBURTON 3799 (REI)

Agent Comments

 3  1  -

Price: \$500,000

Method: Private Sale

Date: 24/04/2019

Rooms: 5

Property Type: House