

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

42 Wellington Road, 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 \$445,000

House

X

Unit

Suburb

Warburton

Period - From 01/10/2017

to

31/12/2017

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

\$500,000 - \$550,000

Median House Price

December quarter 2017: \$445,000



Rooms:

Property Type:

Agent Comments

Comparable Properties



17 Clarke Av WARBURTON 3799 (REI/VG)

Agent Comments

2 1 -

Price: \$585,000

Method: Private Sale

Date: 30/10/2017

Rooms: 3

Property Type: House

Land Size: 949 sqm approx



30 Station Rd WARBURTON 3799 (REI)

Agent Comments

3 1 -

Price: \$570,000

Method: Private Sale

Date: 15/02/2018

Rooms: 6

Property Type: House

Land Size: 1921 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.