

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

2 Cornish Road, Warburton Vic 3799

Indicative selling price

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

Range between \$540,000 & \$590,000

Median sale price

Median price \$540,000

Property Type House

Suburb Warburton

Period - From 01/10/2018

to 30/09/2019

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	3448 Warburton Hwy WARBURTON 3799	\$510,000	22/09/2019
2	31 Surrey Rd WARBURTON 3799	\$500,000	16/10/2019
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.~~

This Statement of Information was prepared on:

30/10/2019 15:38



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Property Type: House (Res)

Land Size: 817 sqm approx

Agent Comments

Comparable Properties



3448 Warburton Hwy WARBURTON 3799 (REI) Agent Comments

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Price: \$510,000

Method: Private Sale

Date: 22/09/2019

Property Type: House

Land Size: 719 sqm approx

31 Surrey Rd WARBURTON 3799 (REI)

Agent Comments

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Price: \$500,000

Method: Private Sale

Date: 16/10/2019

Property Type: House

Land Size: 1331 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.