

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	23 Giffords 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	\$140,000	&	\$154,000
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Median sale price

Median price	\$401,500	House	X	Unit		Suburb	Warburton
Period - From	01/07/2017	to	30/09/2017	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.

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Indicative Selling Price

\$140,000 - \$154,000

Median House Price

September quarter 2017: \$401,500



Rooms:

Property Type: Land

Land Size: 670 sqm approx

Agent Comments

Comparable Properties

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.