Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale													
Includ	ding subur	ddress rb and stcode) Rive	erturn Lane, Warburton Vic 3799									
Indica	Indicative selling price												
For the meaning of this price see consumer.vic.gov.au/underquoting													
Range between \$2,200,000				&		\$2,420,000							
Median sale price													
Medi	Median price \$700,000			Pro	Property Type Ho		se		Subi	urb	Warburton		
Period - From 01/07/2024		.4	to	30/09/2024		Sc	ource 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										Pr	ice	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.												
This Statement of Information was prepared on:										20/11/2024 11:09			



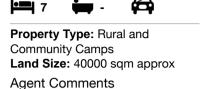


David Carroll 03 59671 277 0419 539 320 david@bellrealestate.com.au

Indicative Selling Price \$2,200,000 - \$2,420,000 Median House Price

September guarter 2024: \$700,000





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.

Account - Bell RE Yarra Junction | P: 03 5967 1277 | F: 03 5967 1807



