

## 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	25 Aylesbury Way, Warrandyte Vic 3113
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#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between	\$2,600,000	&	\$2,860,000
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#### Median sale price

Median price	\$1,054,000	House	X	Unit		Suburb	Warrandyte
Period - From	01/04/2017	to	30/06/2017	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.

25 Aylesbury Way, Warrandyte Vic 3113



Sam Kocuk  
(03) 9842 8888  
0419 311 222

skocuk@barryplant.com.au

**Indicative Selling Price**

\$2,600,000 - \$2,860,000

**Median House Price**

June quarter 2017: \$1,054,000



**Rooms:**

**Property Type:** House

**Land Size:** 3948.60 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.