

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

13 Britannia Creek Road, Wesburn 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

\$532,000

Property Type

House

Suburb

Wesburn

Period - From

30/07/2019

to

29/07/2020

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	28 Riversdale Rd YARRA JUNCTION 3797	\$533,000	18/05/2020
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:

30/07/2020 10:16

13 Britannia Creek Road, Wesburn Vic 3799



Team Yarra Valley

03 5967 1800

03 5966 2800

sales@mcmath.com.au

Indicative Selling Price

\$500,000 - \$550,000

Median House Price

30/07/2019 - 29/07/2020: \$532,000



Property Type: House (Previously Occupied - Detached)

Land Size: 1616 sqm approx

Agent Comments

Comparable Properties



28 Riversdale Rd YARRA JUNCTION 3797 (REI)

Agent Comments



Price: \$533,000

Method: Private Sale

Date: 18/05/2020

Rooms: 7

Property Type: House

Land Size: 1141 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.

Account - Andrew McMath Real Estate | P: 03 59671800 | F: 03 5967 1466



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.