# 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

12 Old Warburton Road, Warburton Vic 3799

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betweer	\$495,000		&		\$530,000			
Median sale pr	rice							
Median price	\$537,500	Pro	operty Type	Hou	se		Suburb	Warburton
Period - From	01/07/2019	to	30/06/2020		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	22 Waterloo Av WARBURTON 3799	\$495,000	02/02/2020
2	7 Riverside Dr WARBURTON 3799	\$530,000	25/01/2020
3	3 Marlino Av WARBURTON 3799	\$530,000	24/05/2020

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:

21/07/2020 11:48



12 Old Warburton Road, Warburton Vic 3799







Property Type: House (Previously Occupied - Detached) Land Size: 1238 sqm approx Agent Comments Team Yarra Valley 03 5967 1800 03 5966 2800 sales@mcmath.com.au

Indicative Selling Price \$495,000 - \$530,000 Median House Price Year ending June 2020: \$537,500

# **Comparable Properties**



22 Waterloo Av WARBURTON 3799 (REI/VG)



Price: \$495,000 Method: Private Sale Date: 02/02/2020 Property Type: House Land Size: 1559 sqm approx



7 Riverside Dr WARBURTON 3799 (VG)

Agent Comments

Agent Comments





Price: \$530,000 Method: Sale Date: 25/01/2020 Property Type: House (Res) Land Size: 1454 sqm approx

3 Marlino Av WARBURTON 3799 (REI/VG)



Price: \$530,000 Method: Private Sale Date: 24/05/2020 Property Type: House Land Size: 803 sqm approx Agent Comments

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



property data not com activity,

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.