

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address  
Including suburb or  
locality and postcode

16 Wombat Crescent, East Warburton Vic 3799

Indicative selling price

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

Range between

\$380,000

&

\$415,000

Median sale price

Median price

\$370,000

House

X

Unit

Suburb or locality

East Warburton

Period - From

01/07/2016

to

30/06/2017

Source

REIV

Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within five kilometres of the property for sale in the last eighteen 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	34 Graham Rd EAST WARBURTON 3799	\$400,000	30/04/2017
2	24 Hazelwood Rd EAST WARBURTON 3799	\$370,000	20/04/2017
3	384 Woods Point Rd EAST WARBURTON 3799	\$360,000	07/02/2017

OR

~~**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.~~



4   
 1   
 0

**Rooms:**  
**Property Type:** House  
**Land Size:** 1800 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$380,000 - \$415,000  
**Median House Price**  
 Year ending June 2017: \$370,000

## Comparable Properties

**34 Graham Rd EAST WARBURTON 3799 (VG)** Agent Comments

3   
 -   
 -

**Price:** \$400,000  
**Method:** Sale  
**Date:** 30/04/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 2522 sqm approx



**24 Hazelwood Rd EAST WARBURTON 3799 (REI/VG)** Agent Comments

3   
 2   
 4

**Price:** \$370,000  
**Method:** Private Sale  
**Date:** 20/04/2017  
**Rooms:** 6  
**Property Type:** House  
**Land Size:** 800 sqm approx



**384 Woods Point Rd EAST WARBURTON 3799 (REI/VG)** Agent Comments

3   
 1   
 -

**Price:** \$360,000  
**Method:** Private Sale  
**Date:** 07/02/2017  
**Rooms:** 4  
**Property Type:** House  
**Land Size:** 3213 sqm approx