## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

\$435,000

# Property offered for sale

| Address              | 28 Lincoln Road, Warburton Vic 3799 |
|----------------------|-------------------------------------|
| Including suburb and |                                     |
| postcode             |                                     |
|                      |                                     |
|                      |                                     |

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

| Trainge between   \$\psi_{+7} 0,000 | Range between | \$430,000 | & | \$470,000 |
|-------------------------------------|---------------|-----------|---|-----------|
|-------------------------------------|---------------|-----------|---|-----------|

#### Median sale price

| Median price  | \$540,000  | Pro | perty Type | House |        | Suburb | Warburton |
|---------------|------------|-----|------------|-------|--------|--------|-----------|
| Period - From | 01/07/2018 | to  | 30/06/2019 |       | 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.

| Add | lress of comparable property | Price     | Date of sale |
|-----|------------------------------|-----------|--------------|
| 1   | 3 Winn St MILLGROVE 3799     | \$450,000 | 19/08/2019   |
| 2   | 12 Vera Ct MILLGROVE 3799    | \$450,000 | 11/07/2019   |

#### OR

3

18 Kent St WARBURTON 3799

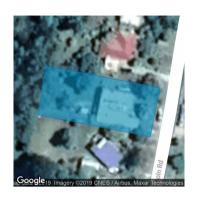
B\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

| This Statement of Information was prepared on: | 16/10/2019 14:15 |
|--|------------------|



22/05/2019







Property Type: House (Previously Occupied - Detached) Land Size: 1200 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$430,000 - \$470,000 **Median House Price** Year ending June 2019: \$540,000

# Comparable Properties



3 Winn St MILLGROVE 3799 (REI)



Price: \$450,000 Method: Private Sale Date: 19/08/2019 Rooms: 6

Property Type: House

Land Size: 653 sqm approx

**Agent Comments** 



12 Vera Ct MILLGROVE 3799 (REI)





Price: \$450.000 Method: Private Sale Date: 11/07/2019 Property Type: House Land Size: 832 sqm approx Agent Comments



18 Kent St WARBURTON 3799 (REI/VG)



Price: \$435,000 Method: Private Sale Date: 22/05/2019 Rooms: 5

Property Type: House Land Size: 1275 sqm approx Agent Comments

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