

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

28 Lincoln Road, Warburton Vic 3799

Indicative selling price

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

Range between \$430,000 & \$470,000

Median sale price

Median price

\$540,000

Property 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.

	Address 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
3	18 Kent St Warburton 3799	\$435,000	22/05/2019

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:

16/10/2019 14:15



 3  2  1

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)

Agent Comments

 3  1  1

Price: \$450,000
Method: Private Sale
Date: 19/08/2019
Rooms: 6
Property Type: House
Land Size: 653 sqm approx



12 Vera Ct MILLGROVE 3799 (REI)

Agent Comments

 3  2  2

Price: \$450,000
Method: Private Sale
Date: 11/07/2019
Property Type: House
Land Size: 832 sqm approx



18 Kent St WARBURTON 3799 (REI/VG)

Agent Comments

 3  1  1

Price: \$435,000
Method: Private Sale
Date: 22/05/2019
Rooms: 5
Property Type: House
Land Size: 1275 sqm approx