

# 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

8 Prospect Avenue, 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

\$300,000

&

\$330,000

### Median sale price

Median price

\$200,000

Property Type

Vacant land

Suburb

Warburton

Period - From

08/07/2019

to

07/07/2020

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	49 Donna Buang Rd WARBURTON 3799	\$275,000	02/07/2020
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:

08/07/2020 14:16



**Property Type:** Land  
**Land Size:** 890 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$300,000 - \$330,000  
**Median Land Price**  
08/07/2019 - 07/07/2020: \$200,000

## Comparable Properties



**49 Donna Buang Rd WARBURTON 3799 (REI)** Agent Comments



**Price:** \$275,000  
**Method:** Private Sale  
**Date:** 02/07/2020  
**Property Type:** Land  
**Land Size:** 2037 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.