Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 8 Prospect Avenue, Warburton Vic 3799

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au	I/underquot	ting		
Range betweer	\$300,000		&		\$330,000			
Median sale p	rice							
Median price	\$200,000	Pro	operty Type	Vac	ant land		Suburb	Warburton
Period - From	08/07/2019	to	07/07/2020)	So	ource	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress 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



8 Prospect Avenue, Warburton Vic 3799



Team Yarra Valley 03 5967 1800 03 5966 2800 sales@mcmath.com.au





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.

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



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.