

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

2 Sylvan Avenue, Warburton Vic 3799

Indicative selling price

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

Range between

\$420,000

&

\$450,000

Median sale price

Median price

\$415,000

House

X

Unit

Suburb

Warburton

Period - From

01/01/2017

to

31/12/2017

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	26 Pheasant Pde Warburton 3799	\$415,000	23/09/2017
2	22 Pheasant Pde Warburton 3799	\$415,000	03/10/2017
3	20 Old Warburton Rd Warburton 3799	\$425,250	09/10/2017

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.



Rooms:

Property Type:

Land Size: 834.90 sqm approx

Agent Comments

Comparable Properties



26 Pheasant Pde WARBURTON 3799 (REI/VG) **Agent Comments**



Price: \$415,000

Method: Auction Sale

Date: 23/09/2017

Rooms: -

Property Type: House (Res)

Land Size: 4704 sqm approx



22 Pheasant Pde WARBURTON 3799 (REI/VG) **Agent Comments**



Price: \$415,000

Method: Private Sale

Date: 03/10/2017

Rooms: 5

Property Type: House

Land Size: 952 sqm approx



20 Old Warburton Rd WARBURTON 3799 (REI/VG) **Agent Comments**



Price: \$425,250

Method: Private Sale

Date: 09/10/2017

Rooms: 4

Property Type: House

Land Size: 1500 sqm approx