

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

6 Lincoln Road, Warburton Vic 3799

Indicative selling price

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

Range between \$500,000

&

\$550,000

Median sale price

Median price \$537,500

Property Type House

Suburb Warburton

Period - From 10/06/2019

to

09/06/2020

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	3 Marlino Av WARBURTON 3799	\$530,000	24/05/2020
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:

10/06/2020 12:08

Leah Bannerman

03 5967 1277

0448 924 266

leah@bellrealestate.com.au

Indicative Selling Price

\$500,000 - \$550,000

Median House Price

10/06/2019 - 09/06/2020: \$537,500



 3  2  1

Property Type: House

Land Size: 1250 sqm approx

Agent Comments

Comparable Properties



3 Marlino Av WARBURTON 3799 (REI)

Agent Comments

 3  1  1

Price: \$530,000

Method: Private Sale

Date: 24/05/2020

Property Type: House

Land Size: 803 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.