

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

73 Riverside Drive, Warburton Vic 3799

Indicative selling price

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

Range between \$630,000 & \$690,000

Median sale price

Median price \$537,500 Property Type House Suburb Warburton

Period - From 01/01/2019 to 31/12/2019 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	5 Leila Rd WARBURTON 3799	\$625,000	21/10/2019
2	23 Clarke Av WARBURTON 3799	\$625,000	17/08/2019
3	187 Woods Point Rd EAST WARBURTON 3799	\$620,000	06/09/2019

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:

21/01/2020 11:48



 3  2  1

Property Type: House
Land Size: 4469 sqm approx
Agent Comments

Indicative Selling Price
\$630,000 - \$690,000
Median House Price
Year ending December 2019: \$537,500

Comparable Properties



5 Leila Rd WARBURTON 3799 (REI/VG)

Agent Comments

 4  1  4

Price: \$625,000
Method: Private Sale
Date: 21/10/2019
Property Type: House
Land Size: 2023 sqm approx



23 Clarke Av WARBURTON 3799 (REI/VG)

Agent Comments

 3  2  2

Price: \$625,000
Method: Auction Sale
Date: 17/08/2019
Rooms: 7
Property Type: House (Res)
Land Size: 1925 sqm approx



187 Woods Point Rd EAST WARBURTON 3799 (REI/VG) **Agent Comments**

 3  1  2

Price: \$620,000
Method: Private Sale
Date: 06/09/2019
Rooms: 7
Property Type: House
Land Size: 2361 sqm approx