

# Statement of Information for Residential Property

14 Sylvan Avenue, Warburton Vic 3799

**BELL** REAL ESTATE

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**Indicative Selling Price**

\$320,000 - \$352,000

**Median House Price**

Year ending December 2016: \$380,000



3 2

**Rooms:** 5

**Property Type:** Land

**Land Size:** 665

**Agent Comments**

## Comparable Properties



**2 Cecil St WARBURTON 3799 (REI/VG)**

**Agent Comments**

3 2 1

**Price:** \$330,000

**Method:** Private Sale

**Date:** 14/12/2016

**Rooms:** 3

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 906 sqm



**7 Unity Ct WARBURTON 3799 (REI/VG)**

**Agent Comments**

2 1 -

**Price:** \$355,000

**Method:** Private Sale

**Date:** 06/11/2016

**Rooms:** 7

**Property Type:** House

**Land Size:** 637 sqm



**1 Brisbane Hill Rd WARBURTON 3799 (REI/VG)**

**Agent Comments**

3 1 1

**Price:** \$360,000

**Method:** Private Sale

**Date:** 26/10/2016

**Rooms:** 4

**Property Type:** House

**Land Size:** 507 sqm

**Account** - Bell RE Yarra Junction | P: 03 5967 1277 | F: 03 5967 1807



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