

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 187 Woods Point Road, East Warburton Vic 3799

Indicative selling price

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

Range between \$599,000 & \$640,000

Median sale price

Median price \$460,000 House X Unit Suburb East Warburton

Period - From 01/04/2018 to 31/03/2019 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		
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.

187 Woods Point Road, East Warburton Vic 3799



Rebecca Doolan

03 5967 1277

0401 832 068

bec@bellrealestate.com.au

Indicative Selling Price

\$599,000 - \$640,000

Median House Price

Year ending March 2019: \$460,000



Rooms:

Property Type: House (Res)

Land Size: 2361 sqm approx

Agent Comments

Comparable Properties

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.