

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

2 EDGEWATER TERRACE, WARNEET, VIC 3980

Indicative selling price

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

Single Price: \$588,800

Median sale price

Median price

\$505,000

House

X

Unit

Suburb

WARNEET

Period

01 October 2017 to 31 March 2018

Source

 pricefinder

Comparable property sales

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 IRENE PDE, CANNONS CREEK, VIC 3977	\$870,000	07/03/2018
27 HARDY AVE, CANNONS CREEK, VIC 3977	*\$560,000	05/03/2018
8 RUTHERFORD PDE, WARNEET, VIC 3980	\$750,000	27/11/2017