

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb or locality and postcode

Indicative selling price

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

Range between &

Median sale price

Median price House Unit Suburb or locality
 Period - From to Source

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last eighteen 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	6 Cornish Rd WARBURTON 3799	\$435,000	28/03/2018
2	440 Woods Point Rd EAST WARBURTON 3799	\$435,000	17/05/2018
3	27a Blackwood Av WARBURTON 3799	\$422,000	08/03/2018

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.



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Rooms:
Property Type: House
Land Size: 740 sqm approx
Agent Comments

Indicative Selling Price
\$410,000 - \$450,000
Median House Price
June quarter 2018: \$605,000

Comparable Properties



6 Cornish Rd WARBURTON 3799 (VG)

Agent Comments

2 - -

Price: \$435,000
Method: Sale
Date: 28/03/2018
Rooms: -
Property Type: House (Res)
Land Size: 807 sqm approx



440 Woods Point Rd EAST WARBURTON 3799 (REI) Agent Comments

3 1 -

Price: \$435,000
Method: Private Sale
Date: 17/05/2018
Rooms: 6
Property Type: House
Land Size: 1200 sqm approx



27a Blackwood Av WARBURTON 3799 (REI/VG)

Agent Comments

4 2 -

Price: \$422,000
Method: Private Sale
Date: 08/03/2018
Rooms: 5
Property Type: House
Land Size: 872 sqm approx