

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

	Pro	perty	offered	for sal	е
--	-----	-------	---------	---------	---

Address Including suburb or locality andpostcode	8 Old Warburton Road, Warburton Vic 3799
Indicative selling price	:e

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

Trange between \$\psi 10,000 \\ \psi \qquad \qquad \qquad \qquad \qquad \qquad \qquad \qqqqqqqqqqqqqqqqqqqqqqqqqqqqqqqqqqqq	Range between	\$410,000	&	\$450,000
---	---------------	-----------	---	-----------

Median sale price

Median price	\$605,000	Hou	se X	Unit		Suburb or locality	Warburton
Period - From	01/04/2018	to	30/06/2018		Source	REIV	

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

Α* 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.





Generated: 06/08/2018 14:42







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)

Price: \$435,000 Method: Sale Date: 28/03/2018

Rooms: -

Property Type: House (Res) Land Size: 807 sqm approx **Agent Comments**



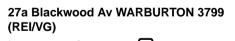
440 Woods Point Rd EAST WARBURTON 3799 Agent Comments

(REI)

-3

Price: \$435,000 Method: Private Sale Date: 17/05/2018 Rooms: 6

Property Type: House Land Size: 1200 sqm approx



Price: \$422,000

Method: Private Sale Date: 08/03/2018

Rooms: 5

Property Type: House Land Size: 872 sqm approx Agent Comments



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





Generated: 06/08/2018 14:42