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**Indicative Selling Price**

\$485,000 - \$533,500

**Median House Price**

Year ending March 2017: \$450,000



2   1   0

**Rooms:**

**Property Type:** House

**Land Size:** 3723 sqm approx

Agent Comments

## Comparable Properties



**2552 Warburton Hwy YARRA JUNCTION 3797 (REI/VG)**   Agent Comments

2   1   1

**Price:** \$500,000

**Method:** Private Sale

**Date:** 01/02/2017

**Rooms:** 4

**Property Type:** House

**Land Size:** 3024 sqm approx



**14 Webb St WARBURTON 3799 (REI)**   Agent Comments

4   2   -

**Price:** \$497,500

**Method:** Private Sale

**Date:** 23/05/2017

**Rooms:** 7

**Property Type:** House

**Land Size:** 850 sqm approx

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.

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 2923 Warburton Highway, Wesburn Vic 3799

**Indicative selling price**

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$485,000 & \$533,500

**Median sale price**

Median price \$450,000 House X Suburb Wesburn

Period - From 01/04/2016 to 31/03/2017 Source REIV

**Comparable property sales**

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