

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

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
 Period - From to Source

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	24 Hazelwood Rd EAST WARBURTON 3799	\$370,000	20/04/2017
2	16 George Rd EAST WARBURTON 3799	\$370,000	16/03/2017
3	384 Woods Point Rd EAST WARBURTON 3799	\$360,000	07/02/2017

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.~~

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Indicative Selling Price
\$350,000 - \$385,000
Median House Price
Year ending June 2017: \$406,944



Rooms:
Property Type: House
Land Size: 1996 sqm approx
Agent Comments

Comparable Properties



24 Hazelwood Rd EAST WARBURTON 3799 (REI/VG) **Agent Comments**



Price: \$370,000
Method: Private Sale
Date: 20/04/2017
Rooms: 6
Property Type: House
Land Size: 800 sqm approx



16 George Rd EAST WARBURTON 3799 (REI) **Agent Comments**



Price: \$370,000
Method: Private Sale
Date: 16/03/2017
Rooms: 4
Property Type: House
Land Size: 1530 sqm approx



384 Woods Point Rd EAST WARBURTON 3799 (REI/VG) **Agent Comments**



Price: \$360,000
Method: Private Sale
Date: 07/02/2017
Rooms: 4
Property Type: House
Land Size: 3213 sqm approx