

Rebecca Doolan 03 5967 1277 0401 832 068 bec@bellrealestate.com.au

#### 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              | 12 Upper Blackwood Avenue, Warburton Vic 3799 |
|----------------------|---|
| Including suburb and |   |
| postcode             |   |
|                      |   |
|                      |   |

#### Indicative selling price

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

| Range between | \$350,000 | & | \$385,000 |
|---------------|-----------|---|-----------|
|               |           |   | i.        |

#### Median sale price

| Median price  | \$406,944  | Hou | ıse X      | J | nit |        | Suburb | Warburton |
|---------------|------------|-----|------------|---|-----|--------|--------|-----------|
| Period - From | 01/07/2016 | to  | 30/06/2017 |   |     | Source | REIV   |           |

#### 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.

| Ad | dress 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



## Property Type: House Land Size: 1996 sqm approx

**Agent Comments** 

### Comparable Properties

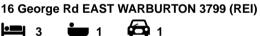


24 Hazelwood Rd EAST WARBURTON 3799 (REI/VG)

Price: \$370,000 Method: Private Sale Date: 20/04/2017

Rooms: 6

Property Type: House Land Size: 800 sqm approx



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 Agent Comments

(REI/VG)

**--** 3

Price: \$360,000 Method: Private Sale Date: 07/02/2017 Rooms: 4

Property Type: House Land Size: 3213 sqm approx

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**Agent Comments** 

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