

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 31A Giffords Road, WARBURTON 3799

House



4 beds



2 baths



2 parking

### Indicative selling price

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

## Range from \$900,000 - \$990,000

### Median sale price

Median **House** for **Warburton** for period **May 2016 - May 2017**  
Sourced from **Pricefinder**.

## \$807,500

### Comparable property sales

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 the most comparable to the property for sale.

**14 Station Road,** Price **\$410,000** Sold 02 February 2017  
Warburton 3799

**8 HILL RD.,** Price **\$392,000** Sold 03 May 2017  
Warburton 3799

**26 WELLINGTON ROAD,** Price **\$430,000** Sold 26 March 2017  
Warburton 3799

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

### Contact agents

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