

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 41 Wellington Road, Warburton Vic 3799

Indicative selling price

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

Range between \$570,000 & \$610,000

Median sale price

Median price \$452,250 House Unit Suburb Warburton

Period - From 01/01/2018 to 31/03/2018 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.

	Address of comparable property	Price	Date of sale
1	39 Wellington Rd WARBURTON 3799	\$550,000	02/05/2018
2	30 Station Rd WARBURTON 3799	\$570,000	15/02/2018
3	5 Leila Rd WARBURTON 3799	\$610,000	21/05/2018

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.



Rooms:
Property Type: House (Previously Occupied - Detached)
Land Size: 973 sqm approx
Agent Comments

Indicative Selling Price
\$570,000 - \$610,000
Median House Price
March quarter 2018: \$452,250

Comparable Properties



39 Wellington Rd WARBURTON 3799 (REI)

Agent Comments



Price: \$550,000
Method: Private Sale
Date: 02/05/2018
Rooms: 4
Property Type: House
Land Size: 1031 sqm approx



30 Station Rd WARBURTON 3799 (REI)

Agent Comments



Price: \$570,000
Method: Private Sale
Date: 15/02/2018
Rooms: 6
Property Type: House
Land Size: 1921 sqm approx



5 Leila Rd WARBURTON 3799 (REI)

Agent Comments



Price: \$610,000
Method: Private Sale
Date: 21/05/2018
Rooms: 4
Property Type: House
Land Size: 2022 sqm approx