

### 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

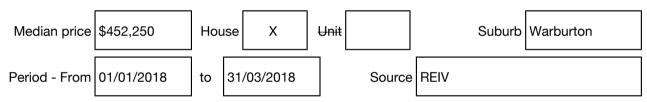
41 Wellington Road, Warburton Vic 3799

#### Indicative selling price

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

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

#### Median sale price



#### 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.

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#### Generated: 05/06/2018 11:30

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.





41 Wellington Road, Warburton Vic 3799





Rooms: Property Type: House (Previously Occupied - Detached) Land Size: 973 sqm approx Agent Comments 03 5967 1800 03 5966 2800 sales@mcmath.com.au

Team Yarra Valley

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

## **Comparable Properties**

39 Wellington Rd WARBURTON 3799 (REI) 3 2 2 2 Price: \$550,000 Method: Private Sale Date: 02/05/2018 Rooms: 4 Property Type: House Land Size: 1031 sqm approx	Agent Comments
30 Station Rd WARBURTON 3799 (REI) 3 1 2 - Price: \$570,000 Method: Private Sale Date: 15/02/2018 Rooms: 6 Property Type: House Land Size: 1921 sqm approx	Agent Comments
5 Leila Rd WARBURTON 3799 (REI) 3 1 4 Price: \$610,000 Method: Private Sale Date: 21/05/2018 Rooms: 4 Property Type: House Land Size: 2022 sqm approx	Agent Comments

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