Statement of Information

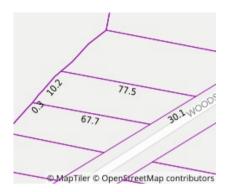
Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale										
Address Including suburb and postcode			ods F	Point Road, East	Warburtor	n Vic 3	3799			
ndicative selling price										
For the meaning of this price see consumer.vic.gov.au/underquoting										
Range between	Range between \$420,000				\$460,000					
Median sale p	orice									
Median price	ın price \$510,000 F		Pro	pperty Type Hou	ıse		Subur	bE	ast Warbur	ton
Period - From	d - From 27/11/2018 to		to	26/11/2019	Source REI		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								Pric	e	Date of sale
1										
2										
3										
OR										
	_	-		epresentative rea	-					•
		This Stat	teme	ent of Informatio	n was pren	pared	on: 「		27/11/20	19 23:11









Agent Comments

Indicative Selling Price \$420,000 - \$460,000 Median House Price 27/11/2018 - 26/11/2019: \$510,000

Comparable Properties

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.

Account - Andrew McMath Real Estate | P: 03 59671800 | F: 03 5967 1466



