

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

115 Woods Point Road, East Warburton Vic 3799

Indicative selling price

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

Range between \$600,000 & \$660,000

Median sale price

Median price \$500,000 Property Type House Suburb East Warburton

Period - From 29/10/2018 to 28/10/2019 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	23 Clarke Av WARBURTON 3799	\$625,000	17/08/2019
2	12 La La Av WARBURTON 3799	\$615,000	31/05/2019
3			

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.

This Statement of Information was prepared on:

29/10/2019 10:36

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Property Type:
Agent Comments

Indicative Selling Price
\$600,000 - \$660,000
Median House Price
29/10/2018 - 28/10/2019: \$500,000

Comparable Properties



23 Clarke Av WARBURTON 3799 (REI/VG)

Agent Comments



Price: \$625,000
Method: Auction Sale
Date: 17/08/2019
Rooms: 7
Property Type: House (Res)
Land Size: 1925 sqm approx



12 La La Av WARBURTON 3799 (REI/VG)

Agent Comments



Price: \$615,000
Method: Private Sale
Date: 31/05/2019
Rooms: 1
Property Type: House
Land Size: 1750 sqm approx

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.