

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

43 Highfield Road, WARBURTON, VIC, 3799

Indicative selling price

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

Single price

\$ 810,000

or range between

\$

&

\$

Median sale price

Median price

\$

House

X

Unit

Suburb
or locality

WARBURTON

Period - From

01/12/2017

to

01/12/2018

Source

APM PriceFinder

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 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

Address of comparable property	Price	Date of sale
12 VERA COURT, MILLGROVE VIC 3799	\$ 250,000	05/03/2017
2 16 BORONIA ROAD, WARBURTON VIC 3799	\$ 530,000	18/01/2017
3 16 CARROLL AVENUE, MILLGROVE VIC 3799	\$ 265,000	28/09/2016