

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
2 Dammans Road, Warburton Vic 3799

Indicative selling price

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

Range between \$600,000 & \$650,000

Median sale price

Median price \$550,000 House Unit Suburb Warburton

Period - From 01/04/2018 to 31/03/2019 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	26 River Rd MILLGROVE 3799	\$600,000	26/02/2019
2	1 Cecil St WARBURTON 3799	\$610,000	09/05/2019
3	1 Croom St WARBURTON 3799	\$650,000	23/02/2019

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.



 4  2  0

Rooms:
Property Type: House
Land Size: 1012 sqm approx
Agent Comments

Indicative Selling Price
\$600,000 - \$650,000
Median House Price
Year ending March 2019: \$550,000

Comparable Properties



26 River Rd MILLGROVE 3799 (REI/VG)

Agent Comments

 4  2  6

Price: \$600,000
Method: Private Sale
Date: 26/02/2019
Rooms: 5
Property Type: House
Land Size: 841 sqm approx



1 Cecil St WARBURTON 3799 (REI)

Agent Comments

 4  2  2

Price: \$610,000
Method: Private Sale
Date: 09/05/2019
Rooms: -
Property Type: House
Land Size: 113 sqm approx



1 Croom St WARBURTON 3799 (REI/VG)

Agent Comments

 3  2  1

Price: \$650,000
Method: Private Sale
Date: 23/02/2019
Rooms: 7
Property Type: House
Land Size: 7281.90 sqm approx