



 4    1    0

**Rooms:**  
**Property Type:** House  
**Land Size:** 544 sqm  
**Agent Comments**

## Comparable Properties



**40 Blackwood Av WARBURTON 3799 (REI)**   **Agent Comments**

 4    2    2

**Price:** \$440,000  
**Method:** Private Sale  
**Date:** 05/05/2017  
**Rooms:** 8  
**Property Type:** House  
**Land Size:** 2859 sqm



**13 Gibsons Pde WARBURTON 3799 (REI/VG)**   **Agent Comments**

 4    2    2

**Price:** \$445,000  
**Method:** Private Sale  
**Date:** 21/12/2016  
**Rooms:** 5  
**Property Type:** House  
**Land Size:** 720 sqm



**20 Waterloo Av WARBURTON 3799 (REI/VG)**   **Agent Comments**

 3    1    2

**Price:** \$450,000  
**Method:** Private Sale  
**Date:** 11/02/2017  
**Rooms:** 7  
**Property Type:** House  
**Land Size:** 1700 sqm

## 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  
10 Park Road, Warburton Vic 3799

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$450,000 & \$495,000

#### Median sale price

Median price \$400,000

House X

Suburb Warburton

Period - From 01/01/2017 to 31/03/2017

Source REIV

#### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
40 Blackwood Av WARBURTON 3799	\$440,000	05/05/2017
13 Gibsons Pde WARBURTON 3799	\$445,000	21/12/2016
20 Waterloo Av WARBURTON 3799	\$450,000	11/02/2017