



Rooms:
Property Type: House
Land Size: 1393m2 sqm
Agent Comments

Indicative Selling Price
\$460,000
Median House Price
Year ending March 2017: \$450,000

Comparable Properties



2899 Warburton Hwy WESBURN 3799 (REI/VG) Agent Comments



Price: \$390,000
Method: Private Sale
Date: 27/03/2017
Rooms: 7
Property Type: House
Land Size: 1030 sqm



14 Station Rd WESBURN 3799 (REI/VG)

Agent Comments



Price: \$430,000
Method: Private Sale
Date: 29/12/2016
Rooms: 4
Property Type: House
Land Size: 3131 sqm



17 Britannia Creek Rd WESBURN 3799 (REI/VG)

Agent Comments



Price: \$455,000
Method: Private Sale
Date: 03/02/2017
Rooms: 8
Property Type: House
Land Size: 2699 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

Indicative selling price

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

Single price

Median sale price

Median price House Suburb
 Period - From to Source

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
2899 Warburton Hwy WESBURN 3799	\$390,000	27/03/2017
14 Station Rd WESBURN 3799	\$430,000	29/12/2016
17 Britannia Creek Rd WESBURN 3799	\$455,000	03/02/2017