



Rooms:
Property Type: House (Previously Occupied - Detached)
Land Size: 2891 sqm approx
Agent Comments

Comparable Properties



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



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



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



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



14 Webb St WARBURTON 3799 (REI) **Agent Comments**



Price: \$497,500
Method: Private Sale
Date: 23/05/2017
Rooms: 7
Property Type: House
Land Size: 850 sqm approx

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 5 Azalea Court, Warburton Vic 3799

Indicative selling price

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

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

Median sale price

Median price \$410,000

House X

Suburb Warburton

Period - From 01/04/2017 to 30/06/2017

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
20 Waterloo Av WARBURTON 3799	\$450,000	11/02/2017
14 Webb St WARBURTON 3799	\$497,500	23/05/2017