

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	3 Marlino Avenue, Warburton Vic 3799
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Indicative selling price

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

Range between	\$410,000	&	\$440,000
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Median sale price

Median price	\$445,000	House	X	Unit		Suburb	Warburton
Period - From	01/10/2017	to	31/12/2017	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	5 Essex St WARBURTON 3799	\$410,000	10/11/2017
2	3 Cornish Rd WARBURTON 3799	\$425,000	01/02/2018
3	20 Old Warburton Rd WARBURTON 3799	\$425,250	09/10/2017

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.



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Rooms:
Property Type: House (Previously Occupied - Detached)
Land Size: 803 sqm approx
Agent Comments

Indicative Selling Price
\$410,000 - \$440,000
Median House Price
December quarter 2017: \$445,000

Comparable Properties



5 Essex St WARBURTON 3799 (REI)

Agent Comments

 3  1  2

Price: \$410,000
Method: Private Sale
Date: 10/11/2017
Rooms: 7
Property Type: House
Land Size: 1021 sqm approx



3 Cornish Rd WARBURTON 3799 (REI)

Agent Comments

 3  1  3

Price: \$425,000
Method: Private Sale
Date: 01/02/2018
Rooms: -
Property Type: House (Res)



20 Old Warburton Rd WARBURTON 3799 (REI/VG)

Agent Comments

 3  1  -

Price: \$425,250
Method: Private Sale
Date: 09/10/2017
Rooms: 4
Property Type: House
Land Size: 1500 sqm approx