

## 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	6 Cornish Road, Warburton Vic 3799
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#### Indicative selling price

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

Range between	\$420,000	&	\$450,000
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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	3 Cornish Rd WARBURTON 3799	\$425,000	01/02/2018
2	20 Old Warburton Rd WARBURTON 3799	\$425,250	09/10/2017
3	1 View St WARBURTON 3799	\$440,000	31/10/2017

**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:** 807 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$420,000 - \$450,000  
**Median House Price**  
December quarter 2017: \$445,000

## Comparable Properties



**3 Cornish Rd WARBURTON 3799 (REI)**

Agent Comments

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**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

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



**1 View St WARBURTON 3799 (REI/VG)**

Agent Comments

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**Price:** \$440,000  
**Method:** Private Sale  
**Date:** 31/10/2017  
**Rooms:** 3  
**Property Type:** House  
**Land Size:** 1561 sqm approx