

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	14 Kent Street, Warburton Vic 3799
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Indicative selling price

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

Range between	\$390,000	&	\$410,000
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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	3318 Warburton Hwy WARBURTON 3799	\$395,000	13/01/2018
2	17 Christine St MILLGROVE 3799	\$405,000	03/10/2017
3	5 Essex St WARBURTON 3799	\$410,000	10/11/2017

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.



Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 978 sqm approx

Agent Comments

Comparable Properties



3318 Warburton Hwy WARBURTON 3799 (REI) **Agent Comments**



Price: \$395,000

Method: Private Sale

Date: 13/01/2018

Rooms: 6

Property Type: House

Land Size: 664 sqm approx

17 Christine St MILLGROVE 3799 (VG)

Agent Comments



Price: \$405,000

Method: Sale

Date: 03/10/2017

Rooms: -

Property Type: House (Res)

Land Size: 664 sqm approx



5 Essex St WARBURTON 3799 (REI)

Agent Comments



Price: \$410,000

Method: Private Sale

Date: 10/11/2017

Rooms: 7

Property Type: House

Land Size: 1021 sqm approx