

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

670 Old Warburton Road, Wesburn Vic 3799

Indicative selling price

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

Single price

\$1,399,900

Median sale price

Median price

\$657,500

Property Type

House

Suburb

Wesburn

Period - From

25/07/2022

to

24/07/2023

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		
2		
3		

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.

This Statement of Information was prepared on:

25/07/2023 16:36



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Property Type: House
Land Size: 36960 sqm approx

Agent Comments

Front property: 4 beds, Office, 1 bath, 2WC's, and double carport
Rear-independent property: 2 beds, 1 bath, 1 WC, and a tandem carport.

Indicative Selling Price
\$1,399,900

Median House Price
25/07/2022 - 24/07/2023: \$657,500

Comparable Properties

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.