

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address 10 (Lot 35) Huntingfield Court, Warragul Vic 3820

Indicative selling price

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

Single price \$290,000

Median sale price

Median price \$510,000

House

Suburb or locality Warragul

Period - From 01/08/2017 to 20/08/2018

Source realestate.com.au

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 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 |
|------------------------------------------|-----------|--------------|
| 146 Twin Ranges Drive, Warragul Vic 3820 | \$233,000 | 23/01/2018 |
| 2 Melzak Way, Warragul Vic 3820 | \$232,000 | 03/07/2018 |
| 21 Montgomery Street, Warragul Vic 3820 | \$240,000 | 17/04/2018 |