

# 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 21 Sinclair Street, Warragul Vic 3820

### Indicative selling price

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

Single price \$365,000

### Median sale price

Median price \$415,000 House | Suburb or locality Warragul  
Period - From 01/10/2017 to 29/10/2018 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
4 Sinclair Street, Warragul Vic 3820	\$370,500	09/12/2017
101 Brandy Creek Road, Warragul Vic 3820	\$388,000	24/10/2018
25 Pettit Street, Warragul Vic 3820	\$365,000	18/08/2018
20 Montrose Street, Warragul Vic 3820	\$360,000	28/07/2018