

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 137 Victoria Street, Warragul Vic 3820

Indicative selling price

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

Single price \$585,000

Median sale price

Median price \$529,000

House

Suburb or locality Warragul

Period - From 01/11/2017 to 05/11/2018

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
21 Alford Street, Warragul Vic 3820	\$575,000	04/04/2018
39 Normanby Street, Warragul Vic 3820	\$465,500	10/08/2018
1 Tobruk Street, Warragul Vic 3820	\$527,000	08/09/2018