

# 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

### Indicative selling price

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

Single price

### Median sale price

Median price  Unit  Suburb or locality   
Period - From  to  Source

### 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
48/44 Burke Street, Warragul Vic 3820	\$130,000	07/09/2017
48/44 Burke Street, Warragul Vic 3820	\$140,000	20/08/2018
40/44 Burke Street, Warragul Vic 3820	\$125,000	05/11/2018