

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address

1 Dunn Street, Warragul Vic 3820

Indicative selling price

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

\$340,000

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\$350,000

Median sale price

Median price

\$520,000

Property type

House

Suburb

Warragul

Period - From

01/12/2020

to

06/12/2021

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
9 Pettit Street, Warragul Vic 3820	\$355,000	21/09/2021
16 Tobruk Street, Warragul Vic 3820	\$380,000	19/08/2021
6 Steward Street, Warragul Vic 3820	\$350,000	25/06/2021

This Statement of Information was prepared on: 17/12/2021