

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 176 Albert Road, Warragul Vic 3820

Indicative selling price

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

Single price \$580,000

Median sale price

Median price \$580,000

Property type House

Suburb Warragul

Period - From 01/09/2022

to

31/08/2023

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
31 Rangeview Street, Warragul Vic 3820	\$575,000	07/09/2023
21 Elizabeth Street, Warragul Vic 3820	\$590,000	18/04/2023
10 Kokoda Street, Warragul Vic 3820	\$585,000	06/03/2023

This Statement of Information was prepared on: 12/09/2023