

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 19 Mouritz Street, Warragul Vic 3820

Indicative selling price

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

\$399,000

&

\$419,000

Median sale price

Median price \$420,000 House Suburb or locality Warragul
Period - From 01/03/2018 to 28/03/2019 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
28 Stoffers Street, Warragul Vic 3820	\$390,000	24/01/2019
60 Brandy Creek Road, Warragul Vic 3820	\$435,000	09/11/2018
17 Rangeview Street, Warragul Vic 3820	\$400,000	20/08/2018