

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
Including suburb and
postcode

1 ALAMEIN AVENUE, WARRACKNABEAL, VIC

Indicative selling price

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

Single Price:

\$98,000

Median sale price

Median price

\$105,000

House

☒

Unit

☐

Suburb

WARRACKNABEAL

Period

01 July 2017 to 30 June 2018

Source

pricefinder

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
7 KOKODA AVE, WARRACKNABEAL, VIC 3393	\$105,000	25/01/2017
77 LYLE ST, WARRACKNABEAL, VIC 3393	\$87,500	08/03/2017
78 ANDERSON ST, WARRACKNABEAL, VIC 3393	\$93,000	18/07/2017