

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 14 Cromie Drive, Warragul Vic 3820

Indicative selling price

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

Single price \$545,000

Median sale price

Median price \$517,500 Property type House Suburb Warragul

Period - From 01/09/2018 to 27/09/2019 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
25 Silkwood Drive, Warragul Vic 3820	\$540,000	12/09/2019
13 Paulan Court, Warragul Vic 3820	\$535,000	17/04/2019
167 Twin Ranges Drive, Warragul Vic 3820	\$490,000	27/07/2019

This Statement of Information was prepared on: 02/10/2019