
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

33 Armadale Drive Warragul

Indicative selling price

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

range between \$530,000 & \$570,000

Median sale price

Median price

\$403,800

*House

X

Suburb or
locality

Warragul

Period - From

June 2017

to

May 2018

Source

REIV propertydata.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
1 173 Twin Ranges Drive, Warragul	\$569,000	1/9/17
2 163 Twin Ranges Drive, Warragul	\$560,000	28/3/18
3 141 Twin Ranges Drive, Warragul	\$550,000	12/12/17

Property data source: REIV propertydata.com.au. Generated on 30 April 2017.