

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 5 Tobruk Street, Warragul Vic 3820

Indicative selling price

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

Price Range \$480,000.00 - \$520,000.00

Median sale price

Median price \$607,500

Property type House

Suburb Warragul

Period - From 01/12/2023

to

30/11/2024

Source realestate.com.au

Comparable property sales

- A. 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
15 King Street, Warragul	\$500,000	27/08/2024
8 Valley View Street, Warragul	\$520,000	19/08/2024
20 Burton Street, Warragul	\$512,500	07/06/2024

- B. The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 10/12/2024