

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 8 Alford Street, Warragul Vic 3820

Indicative selling price

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

Single price \$465,000

Median sale price

Median price \$415,000 House Suburb or locality Warragul
Period - From 01/05/2018 to 28/05/2019 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
1 Gloucester Place, Warragul Vic 3820	\$475,000	26/02/2019
75 Clifford Street, Warragul Vic 3820	\$425,000	23/01/2019
12 Affleck Street, Warragul Vic 3820	\$430,000	21/01/2019