



STATEMENT OF INFORMATION

9 EISENHOWER STREET, WARRAGUL, VIC 3820

PREPARED BY JACKIE SHEARER, ALEX SCOTT WARRAGUL

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

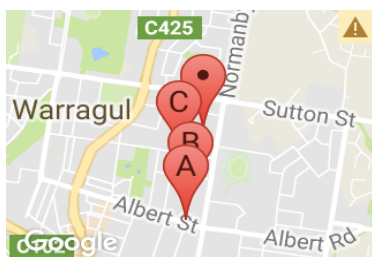
**9 EISENHOWER STREET, WARRAGUL, VIC**  3  1  4

Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting**Single Price: \$410,000**

Provided by: Jackie Shearer, Alex Scott Warragul

MEDIAN SALE PRICE

**WARRAGUL, VIC, 3820****Suburb Median Sale Price (House)****\$410,000**

01 July 2017 to 31 December 2017

Provided by: 

COMPARABLE PROPERTIES

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.

**99 ALBERT ST, WARRAGUL, VIC 3820** 3  2  2**Sale Price****\$380,000**

Sale Date: 15/12/2017

Distance from Property: 652m

**17 MELANIE DR, WARRAGUL, VIC 3820** 3  2  4**Sale Price*****\$415,000**

Sale Date: 08/12/2017

Distance from Property: 486m

**62 CLIFFORD ST, WARRAGUL, VIC 3820** 3  1  3**Sale Price*****\$435,000**

Sale Date: 01/12/2017

Distance from Property: 243m

This report has been compiled on 05/03/2018 by Alex Scott Warragul. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

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

9 EISENHOWER STREET, WARRAGUL, VIC 3820

Indicative selling price

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

Single Price:

\$410,000

Median sale price

Median price

\$410,000

House

X

Unit

Suburb

WARRAGUL

Period

01 July 2017 to 31 December 2017

Source



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
99 ALBERT ST, WARRAGUL, VIC 3820	\$380,000	15/12/2017
17 MELANIE DR, WARRAGUL, VIC 3820	*\$415,000	08/12/2017
62 CLIFFORD ST, WARRAGUL, VIC 3820	*\$435,000	01/12/2017