



# STATEMENT OF INFORMATION

10 HENSHALL STREET, WARRAGUL, VIC 3820

PREPARED BY JACKIE SHEARER, ALEX SCOTT WARRAGUL

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**10 HENSHALL STREET, WARRAGUL, VIC**

3

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### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

**Price Range: \$329,000 to \$329,000**

Provided by: Jackie Shearer, Alex Scott Warragul

## MEDIAN SALE PRICE



**WARRAGUL, VIC, 3820**

Suburb Median Sale Price (House)

**\$372,000**

01 July 2017 to 30 September 2017

Provided by: **pricefinder**

## 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.



**52 NORTH RD, WARRAGUL, VIC 3820**

3

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### Sale Price

**\*\$349,000**

Sale Date: 05/10/2017

Distance from Property: 439m



**24 STOFFERS ST, WARRAGUL, VIC 3820**

3

1

2

### Sale Price

**\*\$285,000**

Sale Date: 08/09/2017

Distance from Property: 130m



**31 SOMERSET DR, WARRAGUL, VIC 3820**

3

2

2

### Sale Price

**\$355,000**

Sale Date: 31/07/2017

Distance from Property: 243m



This report has been compiled on 09/11/2017 by Alex Scott Warragul. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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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

10 HENSALL STREET, WARRAGUL, VIC 3820

Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range:

\$329,000 to \$329,000

Median sale price

Median price

\$372,000

House

X

Unit


Suburb

WARRAGUL

Period

01 July 2017 to 30 September 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
52 NORTH RD, WARRAGUL, VIC 3820	*\$349,000	05/10/2017
24 STOFFERS ST, WARRAGUL, VIC 3820	*\$285,000	08/09/2017
31 SOMERSET DR, WARRAGUL, VIC 3820	\$355,000	31/07/2017