

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 🕒 2 😂 3







Indicative Selling Price

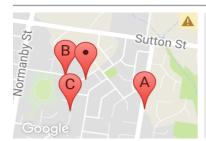
For the meaning of this price see consumer.vic.au/underquoting

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







Sale Price

*\$349,000

Sale Date: 05/10/2017

Distance from Property: 439m





24 STOFFERS ST, WARRAGUL, VIC 3820







Sale Price

***\$285,000**

Sale Date: 08/09/2017

Distance from Property: 130m





31 SOMERSET DR, WARRAGUL, VIC 3820







Sale Price

\$355,000

Sale Date: 31/07/2017

Distance from Property: 243m



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 HENSHALL STREET, WARRAGUL, VIC 3820
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Indicative selling price

For the meaning of this price see 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	p	ricefinder

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