

# 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 31 Limestone Court, Warragul Vic 3820

### Indicative selling price

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

Single price \$519,000

### Median sale price

Median price \$520,000 House Suburb or locality Warragul  
Period - From 01/07/2018 to 29/07/2019 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 |
|---------------------------------------|-----------|--------------|
| 3 Manningham Court, Warragul Vic 3820 | \$489,000 | 18/01/2019   |
| 21 Silkwood Drive, Warragul Vic 3820  | \$515,000 | 13/09/2018   |
| 20 Emberwood Road, Warragul Vic 3820  | \$530,000 | 07/02/2019   |