

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

5 CEMETERY ROAD, WARRACKNABEAL, VIC 3393

Indicative selling price

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

Single Price:

\$129,900

Median sale price

Median price

\$116,000

House

X

Unit

Suburb

WARRACKNABEAL

Period

01 October 2016 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
18 PHILLIPS ST, WARRACKNABEAL, VIC 3393	\$100,000	14/07/2017
61 CRAIG AVE, WARRACKNABEAL, VIC 3393	\$145,000	09/11/2016
24 CRAIG AVE, WARRACKNABEAL, VIC 3393	\$130,000	22/12/2016