Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode

23 George Street Warragul VIC 3820

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price	\$465,000	or range between	&	

Median sale price

(*Delete house or unit as applicable)

Median Price	\$475,000	Prope	erty type		House	Suburb	Warragul
Period-from	01 Nov 2019	to	31 Oct 2020 Source			Corelogic	

Comparable property sales (*Delete A or B below as applicable)

A* 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
11 Ista Street Warragul VIC 3820	\$462,000	19-Jun-20
33 Normanby Street Warragul VIC 3820	\$485,000	24-Jun-20
41 Alford Street Warragul VIC 3820	\$450,000	19-Dec-19

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 13 November 2020

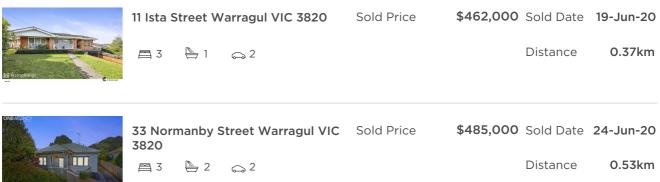


consumer.vic.gov.au

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33 Normanby Street Warragul VIC 3820		Sold Price	\$485,000	Sold Date	24-Jun-20
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 41 Alfo	ord Stree	t Warragul VIC 3820	Sold Price	\$450,000	Sold Date	19-Dec-19
昌 3	1	Ģ 1			Distance	0.57km

RS = Recent sale UN = Undisclosed Sale

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