



@REALTY PTY LTD T/A @realty
Level 10/555 Lonsdale Street Melbourne VIC 3000
Tel: 1300 299 377 Fax: 07 5592 0900
Email: contracts@atrealty.com.au

Member of REIV

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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 1334 Raglan Parade Dennington 3280

Including suburb or
locality and postcode

Indicative selling price

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

Single price \$*262900 or range between \$* & \$

Median sale price

Median price \$357500 Property Type House Suburb or Locality Dennington 3280
Period - From 20/09/2018 to 20/09/2019 Source realestate.com

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
1 168 Drummond st Dennington Warrnambool 3280	\$285,000	21/02/2019
2 14 Fotheringham st Warrnambool 3280	\$279,000	13/09/2018
3 6 Granter st Warrnambool 3280	\$329,900	07/05/2018

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: 20/09/2019