

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 8 Kokoda 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 \$560,000

Median sale price

Median price \$775,000

Property type House

Suburb Warragul

Period - From 27/09/2021

to

27/09/2022

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
19 Rutland Street, Warragul Vic 3820	\$600,000	04/07/2022
252 Sutton Street, Warragul Vic 3820	\$550,000	03/06/2022
29 Affleck Street, Warragul Vic 3820	\$650,000	25/03/2022

This Statement of Information was prepared on: 27/09/2022