

## 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

118 Anderson Street Warracknabeal VIC 3393

### Indicative selling price

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

Single Price

\$169,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$156,000

Property type

House

Suburb

Warracknabeal

Period-from

01 Jan 2021

to

31 Dec 2021

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

114 Anderson Street Warracknabeal VIC 3393	\$195,000	31-Aug-21
1 The Avenue Warracknabeal VIC 3393	\$140,000	07-Jul-21
17A Arnold Street Warracknabeal VIC 3393	\$140,000	23-Jul-21

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: 07 January 2022



**114 Anderson Street Warracknabeal VIC 3393**

3 1 2

Sold Price

**\$195,000**

Sold Date

**31-Aug-21**

Distance

**0.04km**



**1 The Avenue Warracknabeal VIC 3393**

3 1 -

Sold Price

**\$140,000**

Sold Date

**07-Jul-21**

Distance

**1.2km**



**17A Arnold Street Warracknabeal VIC 3393**

4 1 -

Sold Price

Sold Date

**23-Jul-21**

Distance

**0.81km**



**113 Anderson Street Warracknabeal VIC 3393**

3 1 1

Sold Price

<sup>RS</sup> **\$180,000** <sup>UN</sup>

Sold Date

**21-Dec-21**

Distance

**0.09km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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