

# 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 53 Burton Street, Warragul Vic 3820

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$410,000 - \$430,000

### Median sale price

Median price \$585,000

Property type House

Suburb Warragul

Period - From 12/12/2021

to

12/1/2022

Source Domain

### 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
41 Burton Street, Warragul Vic 3820	\$442,000	15/08/2022
10 Burton Street, Warragul Vic 3820	\$400,000	08/08/2022
33 Burton Street, Warragul Vic 3820	\$420,000	19/04/2022

This Statement of Information was prepared on: 12/12/2022