

# 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 37 Alford 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) (\*Delete single price or range as applicable)

Single price \$650,000

### 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
42 Sutton Street, Warragul Vic 3820	\$595,000	09/11/2021
14 Hallyburton Grove, Warragul	\$595,000	14/05/2021
21 George Street, Warragul	\$590,000	22/02/2022

This Statement of Information was prepared on: 20/10/2022