

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 46 Twin Ranges Drive, Warragul Vic 3820

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$499,000

Median sale price

Median price \$430,000 House Suburb or locality Warragul
Period - From 01/02/2018 to 01/02/2019 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
158 Twin Ranges Drive, Warragul Vic 3820	\$475,000	21/01/2018
40 Twin Ranges Drive, Warragul Vic 3820	\$445,000	18/09/2017
177 Twin Ranges Drive, Warragul Vic 3820	\$439,000	11/08/2017