

## 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  
Including suburb and  
postcode 13 Windhaven Court, Warragul Victoria 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 \$----- or range between \$450,000 & \$470,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$355,000 \*House ☒ \*Unit ☐ Suburb or locality Warragul  
Period - From February 2016 to January 2017 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
1. 7 Stirling Street, Warragul Victoria 3820	\$445,000	24/3/2017
2. 83 Sutton Street, Warragul Victoria 3820	\$445,000	16/2/2016
3. 20 Windhaven Court, Warragul Victoria 3820	\$435,000	17/12/2015

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.~~

Property data source: CoreLogic. Generated on 30 April 2017.