



STATEMENT OF INFORMATION

14 CENTRE AVENUE, WARRAGUL, VIC 3820

PREPARED BY JACKIE SHEARER, ALEX SCOTT WARRAGUL

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



14 CENTRE AVENUE, WARRAGUL, VIC

3 1 2

Indicative Selling Price

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

Price Range: \$338,000 to \$338,000

Provided by: Jackie Shearer, Alex Scott Warragul

MEDIAN SALE PRICE



WARRAGUL, VIC, 3820

Suburb Median Sale Price (House)

\$370,000

01 October 2016 to 30 September 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



29 SCENIC RD, WARRAGUL, VIC 3820

3 1 4

Sale Price

***\$330,000**

Sale Date: 25/09/2017

Distance from Property: 95m



15 PRINCES HWY, WARRAGUL, VIC 3820

3 1 4

Sale Price

***\$320,000**

Sale Date: 11/09/2017

Distance from Property: 468m



89 SUTTON ST, WARRAGUL, VIC 3820

3 2 1

Sale Price

\$390,000

Sale Date: 04/05/2017

Distance from Property: 608m



This report has been compiled on 16/10/2017 by Alex Scott Warragul. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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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

14 CENTRE AVENUE, WARRAGUL, VIC 3820

Indicative selling price

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

Price Range:

\$338,000 to \$338,000

Median sale price

Median price

\$370,000

House

X

Unit


Suburb

WARRAGUL

Period

01 October 2016 to 30 September 2017

Source



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
29 SCENIC RD, WARRAGUL, VIC 3820	*\$330,000	25/09/2017
15 PRINCES HWY, WARRAGUL, VIC 3820	*\$320,000	11/09/2017
89 SUTTON ST, WARRAGUL, VIC 3820	\$390,000	04/05/2017