

# 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 13 Janette Close, Warragul VIC 3820

### Indicative selling price

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

\$589,000

### Median sale price

Median price \$690,000

Property type House

Suburb Warragul

Period - From 01/11/2022

to

31/10/2022

Source Realestate.com.au

### Comparable property sales

The estate agent or their representative identifies three properties sold within a five-kilometre radius of the property for sale within the last 18 months, considering them to be the most comparable.

Address of comparable property	Price	Date of sale
31 Margaret Street, Warragul, Vic 3820	\$595,000	12/09/ 2023
23 Stoll Street, Warragul, Vic 3820	\$570,000	09/09/2023
38 North Road, Warragul Vic 3820	\$570,000	02/08/2023

This Statement of Information was prepared on: 07/12/2023