

## 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 ALAMEIN AVENUE, WARRACKNABEAL, VIC 3393

### Indicative selling price

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

Price Range:

\$89,500

### Median sale price

Median price

\$113,000

House

X

Unit

Suburb

WARRACKNABEAL

Period

01 January 2017 to 31 December 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
54 JAMOUNEAU ST, WARRACKNABEAL, VIC 3393	\$85,000	28/09/2017
78 ANDERSON ST, WARRACKNABEAL, VIC 3393	\$93,000	18/07/2017
84 JAMOUNEAU ST, WARRACKNABEAL, VIC 3393	\$82,000	26/05/2017