

# Property 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 or locality and postcode 4 Huntingfield Court, Warragul Vic. 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 \$175,000 & \$190,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$150,000

Land ☒

Suburb  
or locality Warragul

Period - From 1<sup>st</sup> Jan 2017 to 1<sup>st</sup> May 2017

Source Realestate.com.au  
Data supplied by RP Data Pty Ltd trading as 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
3 Hawkesburn Court, Warragul	\$200,000	18/3/2016
90 Mills Road, Warragul	\$183,000	9/1/2017
125 Twin Ranges Drive, Warragul	\$175,000	31/8/2016

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.