

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

84 Bowen Street, Warragul Vic. 3820

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$398,000

or range between \$

&

\$

Median sale price

(*Delete house or unit as applicable)

Median price \$355,000

House



Suburb
or locality

Warragul

Period - From

1st May 2016

to

1st May 2017

Source

Realestate.com.au
Data supplied by RP Data Pty Ltd trading as CoreLogic

Comparable property sales

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 |
|--------------------------------|-----------|--------------|
| 88 Bowen Street, Warragul | \$375,000 | 26/4/2016 |
| 23 Affleck Street, Warragul | \$380,000 | 24/8/2016 |
| 72 Bowen Street, Warragul | \$390,000 | 10/4/2017 |