

# 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 33 Rutland Street, Warragul Vic 3820

### Indicative selling price

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

\$590,000 - \$630,000

### Median sale price

Median price \$585,000

Property type House

Suburb Warragul

Period - From 18/11/2021

to

18/11/2022

Source realestate.com.au

### 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
19 Rutland Street, Warragul Vic 3820	\$600,000	04/07/2022
21 Charles Street, Warragul Vic 3820	\$590,000	12/09/2022
13 Landsborough Street, Warragul Vic 3820	\$610,000	09/08/2022

This Statement of Information was prepared on: 18/11/2022