



735m<sup>2</sup>

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

8 Cumberland Avenue,  
WARRAGUL 3820

House

### Indicative selling price

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

**Range \$230,000 - \$250,000**

### Median sale price

Median **House** for **WARRAGUL** for period **Jan 2019 - Mar 2019**

Sourced from **Price Finder**.

**\$211,250**

### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

**13 Peppercorn Crescent,**  
Warragul 3802

**Price \$236,000** Sold 19  
February 2019

**204 Bowen Street,**  
Warragul 3802

**Price \$260,000** Sold 08  
February 2019

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Price Finder.

### Ray White Cranbourne

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### Contact agents



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**RayWhite**