

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 55 Pharaohs Road, Warragul Vic 3820

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

\$1,250,000

&

\$1,295,000

Median sale price

Median price \$639,000

Property type House

Suburb Warragul

Period - From 01/10/2020

to

27/10/2021

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
12 Warraview Close, Warragul Vic 3820	\$1,250,000	09/11/2021
5 Warraview Close, Warragul Vic 3820	\$1,150,000	15/06/2021
28 Fernery Blvd, Warragul Vic 3820	\$1,330,000	24/05/2021

This Statement of Information was prepared on: 18/11/2021