

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and postcode 12 Cumberland Avenue, Warragul, VIC 3820

### Indicative selling price

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

Price Range

\$590,000

&

\$640,000

### Median sale price

Median price

\$650,000

Property Type

House

Suburb

Warragul (3820)

Period - From

01/02/2023

to

31/01/2023

Source

\$650,000

### Comparable property sales

A 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 most comparable to the property for sale.

Address of comparable property	Price	Date of sale
7 AUDRA PLACE, WARRAGUL VIC 3820	\$630,000	03/02/2023
20 BLADEN STREET WARRAGUL VIC 3820	\$595,000	03/12/2022
14 HIGHVALE RISE, WARRAGUL VIC 3820	\$630,000	15/02/2023

This Statement of Information was prepared on: 20/02/2023