

# 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 42 Sutton 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)

\$565,000

&

\$595,000

### Median sale price

Median price \$409,000

Property type House

Suburb Warragul

Period - From 01/09/2020

to

30/09/2021

Source realestate.com.au

### Comparable property sales (\*Delete A or B below as applicable)

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
258 Sutton Street, Warragul Vic 3820	\$550,000	29/06/2021
8 Tobruk Street, Warragul Vic 3820	\$570,000	13/09/2021
85 Latrobe Street, Warragul Vic 3820	\$475,000	08/09/2021

This Statement of Information was prepared on: 28/10/2021