

STATEMENT OF INFORMATION

Single residential property located outside the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 11 Cherrywood Place, Warragul Victoria 3820

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$----- or range between \$495,000 & \$528,000

Median sale price

(*Delete house or unit as applicable)

Median price \$345,000 *House ☒ *Unit ☐ Suburb or locality Warragul

Period - From June 2016 to May 2017 Source Corelogic

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

A* 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
1. 12 Mitchell Court, Warragul Victoria 3820	\$520,000	17/5/2017
2. 7 Selent Drive, Warragul Victoria 3820	\$510,000	14/9/2016
3. 169 Sutton Street, Warragul Victoria 3820	\$495,000	15/7/2016

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

Property data source: CoreLogic. Generated on 30 April 2017.