

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 166 Sutton Street, Warragul Vic 3820

Indicative selling price

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

Price \$689,000.00

Median sale price

Median price \$600,500

Property type House

Suburb Warragul

Period - From 01/09/2023

to

31/08/2024

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
102 Brandy Creek Road, Warragul Vic 3820	\$645,000	26/07/2024
24 Ellen Close, Warragul Vic 3820	\$635,000	15/09/2024
5 Nobel Street, Warragul Vic 3820	\$625,000	17/04/2024

This Statement of Information was prepared on: 11/12/2024