

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 36 Twin Ranges Drive, Warragul Vic 3820

Indicative selling price

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

Single price \$397,500

Median sale price

Median price \$349,500

Property type House

Suburb Warragul

Period - From 01/08/2019

to

03/08/2020

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
1/15 Gloucester Place, Warragul Vic 3820	\$378,000	09/04/2020
31 Affleck Street, Warragul Vic 3820	\$375,000	27/03/2020
2 Beckham Court, Warragul Vic 3820	\$349,000	19/08/2019

This Statement of Information was prepared on: 25/08/2020