

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 or
locality and postcode

13 PAULAN COURT, WARRAGUL

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

\$450,000

&

\$490,000

Median sale price

(*Delete house or unit as applicable)

Median price

\$345,000

*House

X

*Unit

Suburb
or locality

WARRAGUL

Period - From

01/01/17

to

08/09/17

Source

CORE LOGIC RP DATA

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

156 DAWSON DRIVE, WARRAGUL	\$455,000	04/09/17
70 MYRTLE CRESCENT, WARRAGUL	\$495,000	11/08/17
17 NICOLAS COURT, WARRAGUL	\$498,000	07/04/17

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.



OBrien Real Estate