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Section 47AF of the Estate Agents Act 1980

## HOUSE Offered for Sale

51 Windhaven Drive Warragul VIC 3820

 3  2  2

## Indicative Selling Price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price \$530,000

## Median Sale Price

\$430,000 Houses in Warragul between 01 May 2018 - 30 Apr 2019

Source: CoreLogic

## Comparable Property Sales

These are the 3 properties sold within 5 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.

|                                                                                     |                                                                                                                                                                                                                                                                                                                  |            |                  |           |                  |
|-------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|------------------|-----------|------------------|
|  | <b>54 Myrtle Crescent Warragul VIC 3820</b><br> 3  2  2 | Sold Price | <b>\$579,000</b> | Sold Date | <b>19-Jun-18</b> |
|                                                                                     |                                                                                                                                                                                                                                                                                                                  |            |                  | Distance  | <b>0.4km</b>     |
|  | <b>93 Charles Street Warragul VIC 3820</b><br> 3  2  5  | Sold Price | <b>\$550,000</b> | Sold Date | <b>10-Dec-18</b> |
|                                                                                     |                                                                                                                                                                                                                                                                                                                  |            |                  | Distance  | <b>0.52km</b>    |
|  | <b>20 Eade Avenue Warragul VIC 3820</b><br> 3  2  2     | Sold Price | <b>\$535,000</b> | Sold Date | <b>08-Jun-18</b> |
|                                                                                     |                                                                                                                                                                                                                                                                                                                  |            |                  | Distance  | <b>1.21km</b>    |

RS = Recent sale UN = Undisclosed Sale

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