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 Including suburb and postcode

22 Henshall Street Warragul VIC 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	\$330,000	or range between	&	

Median sale price

(*Delete house or unit as applicable)

Median Price	\$485,000	Prop	perty type House		House	Suburb	Warragul
Period-from	01 Mar 2020	to	28 Feb 2	2021	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	
49 Burton Street Warragul VIC 3820	\$360,000	05-Feb-21	
8 Dunn Street Warragul VIC 3820	\$355,000	20-Aug-20	
9 Kingston Street Warragul VIC 3820	\$350,000	16-May-20	

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.

This Statement of Information was prepared on: 12 March 2021



consumer.vic.gov.au



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^{RS}\$360,000 Sold Date 05-Feb-21

Distance

\$355,000 Sold Date 20-Aug-20

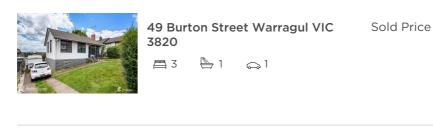
Distanco

Distance

0.07km

0 19km

0.3km





A			Distance	0.19811
110	9 Kingston Street Warragul VIC 3820	Sold Price	\$350,000 Sold Date 16	-May-20

Sold Price

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RS = Recent sale UN = Undisclosed Sale

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