

## 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 and  
postcode 1 Roseleigh Street, Warragul 3820

### Indicative selling price

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

\$ 400,000

&

\$ 440,000

### Median sale price

Median price \$485,000

House

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Suburb or  
locality

Warragul 3820

Period - From 01/03/2017

to

01/03/2018

Source REA.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: 25 Munro Street, Warragul 3820   | \$ 435,000 | 3/10/2017    |
| 2: 25 Hamilton Drive, Warragul 3820 | \$ 439,000 | 9/03/2018    |
| 3: 14 Highvale Rise, Warragul 3820  | \$ 420,000 | 6/07/2017    |