

## 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

5 KELSALL STREET, WARRACKNABEAL, VIC 3393

### Indicative selling price

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

Single Price: \$129,000

### Median sale price

Median price

\$116,000

House

X

Unit

Suburb

WARRACKNABEAL

Period

01 April 2017 to 31 March 2018

Source

 pricefinder

### 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
23 DIMBOOLA RD, WARRACKNABEAL, VIC 3393	**\$115,000	13/04/2018
19 KOKODA AVE, WARRACKNABEAL, VIC 3393	\$135,000	03/01/2018
19 CAMPBELL ST, WARRACKNABEAL, VIC 3393	*\$135,000	13/09/2017