

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 or
locality and postcode

2 Asha Court, Warragul Vic 3820

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$270,000

&

\$297,000

Median sale price

Median price \$442,000

House

X

Unit

Suburb or locality Warragul

Period - From 01/07/2017

to

30/09/2017

Source REIV

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 eighteen 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	17 Asha Ct WARRAGUL 3820	\$290,000	13/12/2017
2	30 Sutton St WARRAGUL 3820	\$289,000	21/04/2017
3	142 Burke St WARRAGUL 3820	\$280,000	04/10/2016

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 eighteen months.~~

Eric Lim
03 9514 8852
0420 388 839
eric.lim@little.com.au

Indicative Selling Price
\$270,000 - \$297,000

Median House Price
September quarter 2017: \$442,000



Rooms:
Property Type: Land
Agent Comments

Comparable Properties



17 Asha Ct WARRAGUL 3820 (REI)

Agent Comments



Price: \$290,000
Method: Private Sale
Date: 13/12/2017
Rooms: 4
Property Type: House
Land Size: 296 sqm approx



30 Sutton St WARRAGUL 3820 (REI/VG)

Agent Comments



Price: \$289,000
Method: Expression of Interest
Date: 21/04/2017
Rooms: 15
Property Type: House
Land Size: 630 sqm approx



142 Burke St WARRAGUL 3820 (REI)

Agent Comments



Price: \$280,000
Method: Auction Sale
Date: 04/10/2016
Rooms: -
Property Type: House