

## 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 or  
locality and postcode

16 COLMAN STREET, WARRAGUL

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price

\$\*

or range between

\$285,000

&

\$313,500

#### Median sale price

(\*Delete house or unit as applicable)

Median price

\$345,000

\*House

X

\*Unit

Suburb  
or locality

WARRAGUL

Period - From

JAN 2017

to

May 2017

Source

CORE LOGIC RP DATA

#### 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
12 CENTRE AVENUE, WARRAGUL	\$298,000	21/08/17
3 BORONIA STREET, WARRAGUL	\$310,000	03/05/17
21 HAYES DRIVE, WARRAGUL	\$315,000	03/05/17

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.



O'Brien Real Estate