

# 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

19 Pioneer Street, Warragul Vic 3820

### Indicative selling price

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

Single price

\$445,000

### Median sale price

Median price

\$530,000

Property Type

House

Suburb

Warragul

Period - From

01/07/2020

to

30/06/2021

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 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	111 Burke St WARRAGUL 3820	\$406,800	30/07/2021
2	8 Steward St WARRAGUL 3820	\$425,000	11/05/2021
3	76 Sutton St WARRAGUL 3820	\$420,000	19/04/2021

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:

02/08/2021 13:23



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**Rooms:** 8  
**Property Type:** House  
**Land Size:** 650 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$445,000  
**Median House Price**  
Year ending June 2021: \$530,000

## Comparable Properties



**111 Burke St WARRAGUL 3820 (REI)**

**Agent Comments**

3   1   2

**Price:** \$406,800  
**Method:** Private Sale  
**Date:** 30/07/2021  
**Property Type:** House  
**Land Size:** 802 sqm approx



**8 Steward St WARRAGUL 3820 (REI/VG)**

**Agent Comments**

3   2   -

**Price:** \$425,000  
**Method:** Private Sale  
**Date:** 11/05/2021  
**Property Type:** House  
**Land Size:** 613 sqm approx



**76 Sutton St WARRAGUL 3820 (REI/VG)**

**Agent Comments**

3   1   2

**Price:** \$420,000  
**Method:** Private Sale  
**Date:** 19/04/2021  
**Property Type:** House  
**Land Size:** 742 sqm approx