# 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 and postcode

5 Ellen Close Warragul VIC 3820

### Indicative selling price

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

Single Price	\$499,000	<del>or range</del> <del>between</del>	&	
	<u> </u>			

#### Median sale price

(\*Delete house or unit as applicable)

Median Price	\$466,000	Prop	Property type House		Suburb	Warragul		
Period-from	01 Sep 2019	to	31 Aug 2	2020 Source			Corelogic	

### 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	
4 Strzelecki Court Warragul VIC 3820	\$498,000	19-May-20	
19 Eade Avenue Warragul VIC 3820	\$525,000	06-Nov-19	
28 Eade Avenue Warragul VIC 3820	\$520,000	03-Aug-20	

#### OR

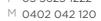
**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 14 September 2020



consumer.vic.gov.au





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28 Ead	e Avenu	e Warragul VIC 3820 Sold Price	<sup>RS</sup> \$520,000	Sold Date	03-Aug-20
昌 4	2 🚔	⇔ <sup>2</sup>		Distance	0.62km

#### RS = Recent sale UN = Undisclosed Sale

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