

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

38 GARDINER STREET, WARRACKNABEAL, VIC 3393

Indicative selling price

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

Single Price:

\$129,000

Median sale price

Median price

\$117,000

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 two kilometres of the property for sale in the last six 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
19 CAMPBELL ST, WARRACKNABEAL, VIC 3393	\$125,000	04/09/2017
26 MCLEAN ST, WARRACKNABEAL, VIC 3393	\$125,000	02/06/2017
22 WERRIGAR ST, WARRACKNABEAL, VIC 3393	\$125,000	09/05/2017