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

11 Skyline Drive 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	\$579,000	or range between	&	

Median sale price

(*Delete house or unit as applicable)

Median Price	\$507,750	Property type		House		Suburb	Warragul
Period-from	01 May 2020	to	30 Apr 2	2021	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	
33 Skyline Drive Warragul VIC 3820	\$607,500	06-May-20	
1 Hampton Drive Warragul VIC 3820	\$600,000	21-Apr-21	
6 Hillgrove Close Warragul VIC 3820	\$580,000	10-Feb-21	

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: 27 May 2021



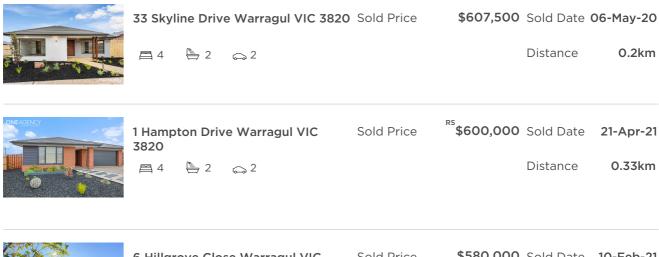
consumer.vic.gov.au



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		se Warragul VIC	Sold Price	\$580,000	Sold Date	10-Feb-21
3820	2	ç 2			Distance	0.39km

RS = Recent sale UN = Undisclosed Sale

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