

## 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

168 Warragul-Iardner Road, Warragul Vic 3820

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

Range between

\$795,000

&amp;

\$835,000

**Median sale price**

Median price

\$464,000

House

X

Unit

Suburb or locality

Warragul

Period - From

01/01/2018

to

31/03/2018

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 eighteen 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	6 Kookaburra Ct WARRAGUL 3820	\$829,000	25/01/2017
2	17 Canawindi Dr WARRAGUL 3820	\$813,000	06/03/2018
3	5 Karen Ct WARRAGUL 3820	\$800,000	05/02/2018

**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 eighteen months.

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**Rooms:** 8  
**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 5001 sqm approx  
[Agent Comments](#)

**Indicative Selling Price**

\$795,000 - \$835,000

**Median House Price**

March quarter 2018: \$464,000

## Comparable Properties



**6 Kookaburra Ct WARRAGUL 3820 (REI)**

[Agent Comments](#)

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**Price:** \$829,000  
**Method:** Private Sale  
**Date:** 25/01/2017  
**Rooms:** 6  
**Property Type:** House  
**Land Size:** 4133 sqm approx



**17 Canawindi Dr WARRAGUL 3820 (REI/VG)**

[Agent Comments](#)

 4    2    3

**Price:** \$813,000  
**Method:** Private Sale  
**Date:** 06/03/2018  
**Rooms:** 6  
**Property Type:** House  
**Land Size:** 3392 sqm approx



**5 Karen Ct WARRAGUL 3820 (REI)**

[Agent Comments](#)

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**Price:** \$800,000  
**Method:** Private Sale  
**Date:** 05/02/2018  
**Rooms:** 6  
**Property Type:** House  
**Land Size:** 4034 sqm approx