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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sal	le
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Address Including suburb or locality andpostcode	168 Warragul-lardner Road, Warragul Vic 3820						
dicative selling price							

Indicative selling price

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

Range between \$795,000	&	\$835,000
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Median sale price

Median price	\$464,000	Hou	ise 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.

Add	dress 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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Indicative Selling Price \$795,000 - \$835,000 **Median House Price** March quarter 2018: \$464,000





Property Type: House (Previously

Occupied - Detached) Land Size: 5001 sqm approx

Agent Comments

Comparable Properties



6 Kookaburra Ct WARRAGUL 3820 (REI)





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)







Price: \$813.000 Method: Private Sale Date: 06/03/2018

Rooms: 6

Property Type: House

Land Size: 3392 sqm approx





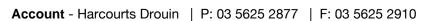




Price: \$800,000 Method: Private Sale Date: 05/02/2018

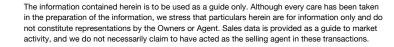
Rooms: 6

Property Type: House Land Size: 4034 sqm approx









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Agent Comments

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