

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 43 Cason Crescent, 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 \$775,000

Median sale price

Median price \$517,500

Property type House

Suburb Warragul

Period - From 01/09/2018

to

27/09/2019

Source realestate.com.au

Comparable property sales

These are the four 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
1 Bradley Place, Warragul Vic 3820	\$755,000	08/02/2019
91 Pharaohs Road, Warragul Vic 3820	\$770,000	23/11/2018
14 Orion Court, Warragul Vic 3820	\$812,000	10/07/2018
71 Windhaven Drive, Warragul Vic 3820	\$705,000	27/07/2019

This Statement of Information was prepared on: 15/10/2019