



Statement of Information

Sections 47AF of the Estate Agents Act 1980

96 Craig Avenue, WARRACKNABEAL 3393

House

4 beds

2 baths

1 parking

Indicative selling price

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

Single price \$136,000

Median sale price

Median **House** for **Warracknabeal** for period **Mar 2017 -**

Sourced from **CoreLogic**.

\$112,500

Comparable property sales

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 the most comparable to the property for sale.

61 Craig Avenue,
Warracknabeal 3393

Price **\$145,000** Sold 09
November 2016

77 Molyneux Street,
Warracknabeal 3393

Price **\$145,000** Sold 29
September 2016

15 Kokoda Avenue,
Warracknabeal 3393

Price **\$142,000** Sold 27
February 2017

Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from CoreLogic.

Elders Rural Services Australia Ltd

30 Scott Street,
Warracknabeal VIC 3393

Contact agents



Nick McIntyre
Elders

03 5396 2700
0409 180 016

wendy.laycock@elders.com.au

