

# 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

18 Willandra Circuit, Warragul Vic 3820

### Indicative selling price

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

Single price

\$485,000

### Median sale price

Median price

\$417,500

Property type

House

Suburb

Warragul

Period - From

01/07/2018

to

29/07/2019

Source

realestate.com.au

### 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 most comparable to the property for sale.

Address of comparable property	Price	Date of sale
46 Twin Ranges Drive, Warragul Vic 3820	\$495,000	07/06/2019
3 Golden Avenue, Warragul Vic 3820	\$455,000	20/12/2018
6 Crole Drive, Warragul Vic 3820	\$475,000	21/11/2018

This Statement of Information was prepared on:

04/09/2019