

# 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 149 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)

\$640,000

&

\$670,000

### Median sale price

Median price \$731,300

Property type House

Suburb Warragul

Period - From 01/04/2021

to

28/04/2022

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
85 Willandra Circuit, Warragul Vic 3820	\$665,000	03/05/2022
9 Ashdown Drive, Warragul Vic 3820	\$650,000	21/12/2021
17 Henley Avenue, Warragul Vic 3820	\$640,000	19/11/2021

This Statement of Information was prepared on: 10/05/2022