

STATEMENT OF INFORMATION

Single residential property located outside the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 1/121 Normanby Road, Warragul

Indicative selling price

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

Single price \$----- or range between \$290,000 & \$319,000

Median sale price

(*Delete house or unit as applicable)

Median price \$265,000 *House --- *Unit X Suburb or locality Warragul
Period - From May 2016 to April 2017 Source [REIV propertydata.com.au](http://REIV.propertydata.com.au)

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 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
1/37 Clifford Street Warragul	\$312,500	23/9/2017
3/54-56 Sutton Street Warragul	\$300,000	23/2/2017
3/31 Witton Street Warragul	\$318,500	20/5/2017

Property data source: [REIV propertydata.com.au](http://REIV.propertydata.com.au). Generated on 30 April 2017.