

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 20 Rangeview Street, Warragul Vic 3820

Indicative selling price

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

Single price \$415,000

Median sale price

Median price \$450,000 Property type House Suburb realestate.com.au

Period - From 01/04/2019 to 28/04/2020 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 |
|--|-----------|--------------|
| 2 Warringa Court, Warragul Vic 3820 | \$394,000 | 08/05/2020 |
| 4 Russell Street, Warragul Vic 3820 | \$400,000 | 26/11/2019 |
| 40 Rangeview Street, Warragul Vic 3820 | \$418,000 | 10/12/2019 |

This Statement of Information was prepared on: 11/05/2020