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Section 47AF of the Estate Agents Act 1980

## HOUSE Offered for Sale

185 Copelands Road Warragul VIC 3820

 5  3  2

## Indicative Selling Price

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

Single Price \$929,000

## Median Sale Price




\$430,000 Houses in Warragul between 01 Feb 2018 - 31 Jan 2019

Source: CoreLogic




## Comparable Property Sales

These are the 3 properties sold within 5 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.






<b>12 Bella Vista Drive Warragul VIC 3820</b>	Sold Price	<b>\$752,000</b>	Sold Date	<b>14-Oct-17</b>
 4  2  4			Distance	<b>0.34km</b>



<b>140 Rulemount Road Warragul VIC 3820</b>	Sold Price	<b>\$812,000</b>	Sold Date	<b>08-Sep-17</b>
 5  3  2			Distance	<b>2.79km</b>



<b>94 Rulemount Road Warragul VIC 3820</b>	Sold Price	<b>\$820,000</b>	Sold Date	<b>02-Sep-17</b>
 5  3  3			Distance	<b>2.91km</b>

RS = Recent sale      UN = Undisclosed Sale

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