

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 133 Willandra circuit, Warragul 3820

Indicative selling price

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

or range between \$479,000 & \$499,000

Median sale price

Median price \$425,000 *House ☒ Suburb or locality Warragul
Period - From 1/1/18 to 31/12/18 Source REIV propertydata.com.au

Comparable property sales

Comparable property sales

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. 9 Sunridge Avenue, Warragul 3820	\$485,000	13/9/18
2. 5 Limestone Court, Warragul 3820	\$487,500	18/1/18
3. 13 Cumberland Avenue, Warragul 3820	\$490,000	10/10/18

Property data source: REIV propertydata.com.au. Generated on 30 April 2017.