

## 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

Lot 135 Bowen Street Warragul

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$----- or range between \$650,000 & \$715,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$345,000 \*House ☒ \*Unit ☐ Suburb or locality Warragul

Period - From Aug 16 to Jul 17 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
8 Web Court, Warragul	\$650,000	30/8/2016
29 Armadale Drive, Warragul	\$695,000	30/5/2017
12 Chesterfield Avenue, Warragul	\$700,000	31/5/2017

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