

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 15 Nolan Drive, Warragul Vic 3820

Indicative selling price

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

range between \$440,000 & \$480,000

Median sale price

Median price \$494,750 Property type House Suburb Warragul

Period - From 01/10/2018 to 31/10/2019 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
10 Skyline Drive, Warragul Vic 3820	\$465,000	05/06/2019
21 Macallister Court, Warragul Vic 3820	\$445,000	11/03/2019
7 Sunridge Avenue, Warragul Vic 3820	\$450,000	10/05/2019

This Statement of Information was prepared on: 18/11/2019