

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
Including suburb or locality and postcode

2/16 Cambridge Drive Warragul VIC 3820

Indicative selling price

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

or range between \$285,000 & \$300,000

Median sale price

Median price \$294,000 Property type Unit Suburb Warragul

Period - From 01 Feb 2019 to 31 Jan 2020 Source Corelogic

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
1. 1/6 Melanie Drive, Warragul VIC 3820	\$287,500	21-Sep-19
2. 2/4-6 Castlefield Court Warragul VIC 3820	\$285,000	03-Dec-19
3. 1/4 Davine Street, Warragul VIC 3820	\$290,000	16-Sep-19

This Statement of Information was prepared on: 05 February 2020