

## Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale  
**262 Scott Street,  
WARRACKNABEAL 3393**

### Indicative selling price

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

**Single price \$155,000**

### Median sale price

Median **House** for **Warracknabeal** for period **Apr 2018 - Mar 2019**

Sourced from **Corelogic**.

**\$110,000**

### 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 the most comparable to the property for sale.

**28 Gardiner Street,**  
Warracknabeal 3393

**Price \$128,000** Sold 02  
November 2018

**85 Deveaux Street,**  
Warracknabeal 3393

**Price \$169,000** Sold 21  
March 2019

**100 Devereux Street,**  
Warracknabeal 3393

**Price \$137,000** Sold 01  
November 2018

This Statement of Information was prepared on 16th Sep 2019

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Corelogic.

House

3 beds

1 baths

**Elders Rural Services Australia  
Ltd**

30 Scott Street,  
Warracknabeal VIC 3393

### Contact agents



**Nick McIntyre**  
Elders

03 5396 2700  
0409 180 016

[wendy.laycock@elders.com.au](mailto:wendy.laycock@elders.com.au)

