

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 Cullen Street, Warragul Vic 3820

Indicative selling price

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

Single price \$219,000

Median sale price

Median price \$520,000

Property type House

Suburb Warraagul

Period - From 01/09/2018

to

04/09/2019

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
13 Cullen Street, Warragul Vic 3820	\$205,000	14/11/2018
18 Cullen Street, Warragul Vic 3820	\$205,000	08/11/2018
113 Mills Road, Warragul Vic 3820	\$200,000	25/02/2019

This Statement of Information was prepared on: 10/09/2019