

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

9 Sunnybrook Avenue 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)

Single Price

\$239,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$445,000

*House

X

*Unit

Suburb

Warragul

Period-from

01 Aug 2018

to

31 Jul 2019

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

9 Wattleglade Avenue Warragul VIC 3820	\$220,000	23-Apr-19
12 Wattleglade Avenue Warragul VIC 3820	\$233,000	15-Jul-18
8 Heathland Avenue Warragul VIC 3820	\$220,000	19-Nov-18

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

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**9 Wattleglade Avenue Warragul
VIC 3820**

 4  2  2

Sold Price

\$220,000

Sold Date

23-Apr-19

Distance

0.13km



**12 Wattleglade Avenue Warragul
VIC 3820**

 -  -  -

Sold Price

\$233,000

Sold Date

15-Jul-18

Distance

0.19km

**8 Heathland Avenue Warragul VIC
3820**

 -  -  -

Sold Price

\$220,000

Sold Date

19-Nov-18

Distance

0.28km

RS = Recent sale

UN = Undisclosed Sale

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