

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 28 Stoffers Street, Warragul 3820

Indicative selling price

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

\$ 370,000

&

\$ 405,000

Median sale price

Median price \$420,000 House ☒ Suburb or locality Warragul 3820
Period - From Jan 2018 to Jan 2019 Source REA.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
1: 51 Steward Street, Warragul 3820	\$ 390,000	23/02/2018
2: 9 Alexander Street, Warragul 3820	\$ 390,000	30/10/2017
3: 8 Penny Avenue, Warragul 3820	\$ 387,000	7/09/2018

Property data source: Rpdata.com.au. Generated on 8/01/2019