

## 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 24 McMillan Drive, Warragul

### Indicative selling price

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

\$420,000

&

\$462,000

### Median sale price

Median price 418,000

House

X

Suburb or  
locality

Warragul

Period - From Jul 17

to Jun 18

Source REIV [propertydata.com.au](http://propertydata.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
6 Cunningham Court, Warragul	\$450,000	1 <sup>st</sup> Dec 2018
2 Sturt Place, Warragul	\$459,000	3 Jun 2018
7 Blaxland Crescent, Warragul	\$450,000	8 Jan 2018

Property data source: REIV [propertydata.com.au](http://propertydata.com.au). Generated on 30 April 2017.