

# 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 Unit 4/116 Burke Street, Warragul Vic 3820

### Indicative selling price

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

Single price \$315,000

### Median sale price

Median price \$275,000 Unit Suburb or locality Warragul

Period - From 01/08/2017 to 20/08/2018 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 |
|---|-----------|--------------|
| 4/35 Steward Street, Warragul Vic 3820  | \$320,000 | 23/07/2018   |
| 6/37 Clifford Street, Warragul Vic 3820 | \$310,000 | 15/11/2017   |
| 2/12 Somerset Drive, Warragul Vic 3820  | \$300,000 | 21/09/2017   |