

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

Indicative selling price

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

Median sale price

Median price Property type Suburb

Period - From to Source

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
18 Willandra Circuit, Warragul, Vic 3820	\$599,000	Sold on 06 Feb 2024
32 Limestone Court, Warragul, Vic 3820	\$560,000	Sold on 29 May 2023
151 Willandra Circuit, Warragul, Vic 3820	\$580,000	Sold on 18 Jul 2023

This Statement of Information was prepared on: