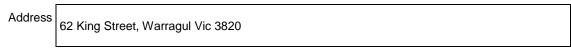
## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

#### Sections 47AF of the Estate Agents Act 1980

## Property offered for sale



#### Indicative selling price

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

Single price \$179,000

## Median sale price

| Median price  | \$425,000  | House   |         | Suburb or locality | Warragul          |
|---------------|------------|---------|---------|--------------------|-------------------|
| Period - From | 01/04/2018 | to 30/0 | 04/2018 | 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 |
|--------------------------------------|-----------|--------------|
| 37 North Road, Warragul Vic 3820     | \$145,000 | 11/04/2019   |
| 84 Latrobe Street, Warragul Vic 3820 | \$281,000 | 16/03/2019   |
| 55 Burton Street, Warragul Vic 3820  | \$285,000 | 16/02/2019   |

