

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

27 Alexander Street Warragul VIC 3820

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$349,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$296,250

*House

*Unit

X

Suburb

Warragul

Period-from

01 Jun 2018

to

31 May 2019

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* 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

1/125 Normanby Street Warragul VIC 3820

\$349,000

29-May-18

1/127 Albert Road Warragul VIC 3820

\$367,500

04-Jul-18

5 Caton Street Warragul VIC 3820

\$397,500

27-Mar-18

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

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1/125 Normanby Street Warragul VIC 3820

 2  1  1

Sold Price **\$349,000** Sold Date **29-May-18**

Distance **0.41km**



1/127 Albert Road Warragul VIC 3820

 2  2  1

Sold Price **\$367,500** Sold Date **04-Jul-18**

Distance **0.58km**

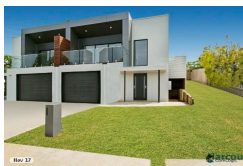


5 Caton Street Warragul VIC 3820

 2  1  1

Sold Price **\$397,500** Sold Date **27-Mar-18**

Distance **0.82km**



1B Scenic Road Warragul VIC 3820

 2  1  1

Sold Price **\$380,000** Sold Date **05-Jan-18**

Distance **1.46km**

RS = Recent sale UN = Undisclosed Sale

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