

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 40 Stockdales Road, Warragul Vic 3820

Indicative selling price

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

Single price \$525,000

Median sale price

Median price \$520,000

Property type House

Suburb Warragul

Period - From 01/09/2018

to

04/09/2019

Source realestate.com.au

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
415 East West Road, Warragul Vic 3820	\$408,000	02/11/2018
36 Stockdales Road, Warragul Vic 3820	\$517,500	15/08/2019
28 Stockdales Road, Warragul Vic 3820	\$525,000	07/08/2018

This Statement of Information was prepared on: 12/09/2019