

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

84 ANDERSON STREET, WARRACKNABEAL, VIC 3393

Indicative selling price

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

Single Price: \$65,000

Median sale price

Median price

\$109,000

House

X

Unit

Suburb

WARRACKNABEAL

Period

01 January 2017 to 31 December 2017

Source

pricfinder

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
27 ANDERSON ST, WARRACKNABEAL, VIC 3393	\$42,752	08/11/2017
31 MOLYNEAUX ST, WARRACKNABEAL, VIC 3393	\$67,000	30/10/2017
11 SHANK ST, WARRACKNABEAL, VIC 3393	\$77,000	23/05/2017
82 JAMOUNEAU ST, WARRACKNABEAL, VIC 3393	\$70,000	18/07/2017