

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

2,12-14 SOMERSET DRIVE, WARRAGUL

Indicative selling price

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

Single price

\$*

or range between

\$280,000

&

\$308,000

Median sale price

(*Delete house or unit as applicable)

Median price

\$278,000

*House

☐

*Unit

☒

Suburb
or locality

WARRAGUL

Period - From

JAN 2017

to

AUG 2017

Source

CORE LOGIC RP DATA

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

2/169 Normanby Street Warragul VIC 3820	\$330,000	SEPT 2017
20 Windsor Avenue Warragul VIC 3820	\$290,000	MAY 2017
3/39 Steward Street Warragul VIC 3820	\$280,000	APR 2017

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.

