

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 19 Munro Street, Warragul Vic 3820

Indicative selling price

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

\$350,000

&

\$370,000

Median sale price

Median price \$775,000

Property type House

Suburb Warragul

Period - From 29/08/2021

to

29/08/2022

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
23 Hart Drive, Warragul Vic 3820	\$360,000	20/06/2022
7 Lantana Avenue, Warragul Vic 3820	\$380,000	01/05/2022
137 Mills Road, Warragul Vic 3820	\$350,000	02/09/2021

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.

This Statement of Information was prepared on: 29/08/2022