

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

6 ANDERSON STREET, WARRACKNABEAL, VIC 3393

Indicative selling price

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

Single Price:

\$109,000

Median sale price

Median price

\$105,875

House

X

Unit

Suburb

WARRACKNABEAL

Period

01 July 2017 to 30 June 2018

Source

pricefinder

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
22 WERRIGAR ST, WARRACKNABEAL, VIC 3393	\$125,000	09/05/2017
20 WERRIGAR ST, WARRACKNABEAL, VIC 3393	\$106,750	03/05/2018
1 NOALL ST, WARRACKNABEAL, VIC 3393	\$105,000	15/12/2017