

# Property 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 or  
locality and postcode

5 Lovell Drive, Warragul 3820

### Indicative selling price

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

Single price

\$\*820,000

or range between

\$\*

&

\$

### Median sale price

(\*Delete house or unit as applicable)

Median price

\$450,000

House



Suburb  
or locality

Warragul

Period - From

to

Source

Realestate.com.au  
Data supplied by RP Data Pty Ltd trading as CoreLogic

### 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
1. 2 Lovell Drive, Warragul 3820	\$850,000	12/01/2018
2. 25 Lovell Drive, Warragul 3820	\$825,000	30/07/2018
3. 17 Canawindi Drive, Warragul 3820	\$813,000	10/02/2018

**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.