

## 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

30 KELSALL STREET, WARRACKNABEAL, VIC

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range:

\$83,000 to \$91,000

### Median sale price

Median price

\$106,750

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
14 ALAMEIN AVE, WARRACKNABEAL, VIC 3393	\$82,000	27/02/2018
54 JAMOUNEAU ST, WARRACKNABEAL, VIC 3393	\$85,000	28/09/2017
111 JAMOUNEAU ST, WARRACKNABEAL, VIC 3393	\$87,300	16/08/2017
78 ANDERSON ST, WARRACKNABEAL, VIC 3393	\$93,000	18/07/2017