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STATEMENT OF INFORMATION

Prepared on 25 May 2019

Section 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

271 Sutton Street Warragul VIC 3820

4 2 2

Indicative Selling Price

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

Single Price $585,000

Median Sale Price

$435,000 Houses in Warragul between 01 May 2018 - 30 Apr 2019

Source: CoreLogic

Comparable Property Sales

These are the 3 properties sold within 5 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.



20 Emberwood Road Warragul VIC 3820 Sold Price **$530,000** Sold Date **07-Feb-19**

4 2 2 Distance **0.19km**



130 Twin Ranges Drive Warragul VIC 3820 Sold Price **$580,000** Sold Date **03-Aug-18**

4 2 2 Distance **1.32km**



1 Abbey Court Warragul VIC 3820 Sold Price **$590,000** Sold Date **13-Aug-18**

3 2 2 Distance **1.37km**

RS = Recent sale **UN** = Undisclosed Sale

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