
STATEMENT OF INFORMATION

Internet advertising for single residential property located within or outside the Melbourne Metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode

| |
|--------------------------------------|
| 20 Wattleglade Avenue, Warragul 3820 |
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Indicative selling price

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

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|-----------|
| \$230,000 |
|-----------|

&

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|-----------|
| \$250,000 |
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Median sale price

Median price

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|-----------|
| \$432,000 |
|-----------|

House

| |
|---|
| X |
|---|

Suburb or
locality

| |
|---------------|
| Warragul 3820 |
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Period - From

| |
|-----------|
| June 2017 |
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to

| |
|-----------|
| June 2018 |
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Source

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| REIV propertydata.com.au |
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Comparable property sales

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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: 16 Willandra Circuit, Warragul 3820 | \$240,000 | 6/03/2018 |
| 2: 16 Fieldstone Avenue, Warragul 3820 | \$236,000 | 22/03/2018 |
| 3: 1 Wattleglade Avenue, Warragul 3820 | \$240,000 | 11/01/2018 |