

# 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

37 Dawson Drive, Warragul

### 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

\$\*

or range between

\$\*500,000

&

\$530,000

### Median sale price

(\*Delete house or unit as applicable)

Median price

\$435,000

\*House

X

\*Unit

Suburb  
or locality

Warragul

Period - From

1 June 2017

to

25 June 2018

Source

REA

### 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 6 Gwinear Court, Warragul 3820	\$525,000	21 <sup>st</sup> April 2018
2 9 Hadlow Street, Warragul 3820	\$530,000	12 <sup>th</sup> April 2018
3 295 Normanby Street, Warragul 3820	\$510,000	16 <sup>th</sup> March 2018