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## STATEMENT OF INFORMATION

# Single residential property located outside the Melbourne metropolitan area.

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Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode

153 Willandra circuit, Warragul
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### Indicative selling price

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

or range between

\$599,000	&	\$639,000
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### Median sale price

Median price

\$430,000	*House	<input checked="" type="checkbox"/>	Suburb or locality	Warragul
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Period - From

1/10/17	to	30/9/18	Source	REIV propertydata.com.au
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### Comparable property sales

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 Cedarwood drive, Warragul	\$620,000	26/1/18
2. 12 Silverwood drive, Warragul	\$635,000	8/11/17
3. 12 Craig street, Warragul	\$615,000	22/11/17

Property data source: REIV propertydata.com.au. Generated on 30 April 2017.