



## Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale  
**50 Crole Drive,  
WARRAGUL 3820**

House



4 beds



2 baths



2 parking

### Indicative selling price

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

**Range \$515,000 - \$565,000**

### Median sale price

Median **House** for **WARRAGUL** for period **Jul 2018 - Jun 2019**

Sourced from **Pricefinder**.

**\$475,000**

### Comparable property sales

These are the three properties sold within five kilo metres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

**25 Silkwood,**  
Warragul 3820

Price **\$540,000** Sold 12  
September 2019

**17 Skyline Drive,**  
Warragul 3820

Price **\$531,000** Sold 30  
March 2019

**40 Grange Cres.,**  
Warragul 3820

Price **\$545,000** Sold 03  
September 2019

This Statement of Information was prepared on 1st Oct 2019

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

### Ray White Drouin

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### Contact agents



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