



STATEMENT OF INFORMATION

FOR SINGLE RESIDENTIAL PROPERTY LOCATED WITHIN OR
OUTSIDE THE MELBOURNE METROPOLITAN AREA

Sections 47AF of the Estate Agents Act 1980

PROPERTY OFFERED FOR SALE

Unit 1/25 Henshall Street, Warragul, VIC 3820

INDICATIVE SELLING PRICE

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

Range Between \$300,000 & \$330,000

MEDIAN SALE PRICE

Median price \$285,000 | House | Warragul (3820)

Period - From 1 June 2017 to 1 May 2018 | Source - RP Data

COMPARABLE PROPERTY SALES

These are the three properties sold within two kilometres of the property for sale in the last six 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
7/39 STEWARD STREET, WARRAGUL VIC 3820	\$307,500	01/09/2017
4/39 STEWARD STREET, WARRAGUL VIC 3820	\$315,000	09/06/2018
4/129 NORMANBY STREET, WARRAGUL VIC 3820	\$330,000	01/12/2017