Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode

13 Hadlow Street Warragul VIC 3820

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price	\$465,000	or range between	&	

Median sale price

(*Delete house or unit as applicable)

Median Price	\$451,250	Prope	perty type House		Suburb	Warragul	
Period-from	01 Nov 2018	to	31 Oct 2	2019	Source		Corelogic

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
13 Somerset Drive Warragul VIC 3820	\$490,000	10-May-19
36 Howard Street Warragul VIC 3820	\$470,000	09-Jun-18
89 Twin Ranges Drive Warragul VIC 3820	\$484,000	24-Jul-19

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 14 November 2019



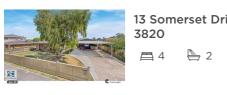
consumer.vic.gov.au



P 03 5623 1222

M 0402 042 120

E carmen.christie@fnwarragul.com.au



13 Somerset Drive Warragul VIC 3820	Sold Price	\$490,000 Sold Date	10-May-19
🚍 4 🕒 2 🚓 6		Distance	0.7km



36 How 3820	ard Stre	eet Warragul VIC	Sold Price	\$470,000	Sold Date	09-Jun-18	
圔 4	2	⇔ ²			Distance	0.81km	



89 Twin Ranges Drive Warragul VIC Sold Price 3820	Sold Price	\$ 484,000	Sold Date	24-Jul-19			
	2 🚔	_ක 2				Distance	1.66km

RS = Recent sale UN = Undisclosed Sale

DISCLAIMER Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all for any loss or damage arising in connection with the data and information contained in this publication.

The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.