

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

171 Armour's Road 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

\$530,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$451,250

Property type

Other

Suburb

Warragul

Period-from

01 Dec 2018

to

30 Nov 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

8 Burvill Court Warragul VIC 3820	\$535,000	06-Jul-18
36 Stockdales Road Warragul VIC 3820	\$517,500	17-Aug-19
40 Stockdales Road Warragul VIC 3820	\$525,000	07-Oct-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: 10 December 2019



8 Burvill Court Warragul VIC 3820

Sold Price

\$535,000

Sold Date

06-Jul-18

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Distance

0.13km



36 Stockdales Road Warragul VIC 3820

Sold Price

\$517,500

Sold Date

17-Aug-19

 -  -  -

Distance

2.72km



40 Stockdales Road Warragul VIC 3820

Sold Price

^{RS} **\$525,000**

Sold Date

07-Oct-19

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Distance

2.76km

RS = Recent sale

UN = Undisclosed Sale

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