

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb or locality and postcode

261 Copelands Road, Warragul VICTORIA 3820
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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) (\*Delete single price or range as applicable)

Single price 

\$568,000
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 or range between 

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### Median sale price

(\*Delete house or unit as applicable)

Median price 

\$445,000
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 \*House 

X
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 \*Unit 

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 Suburb or locality 

Warragul
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Period - From 

01 Aug 2018
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 to 

31 Jul 2019
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 Source 

Corelogic
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### 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
27 Bladen Street, Warragul VIC 3820	\$524,000	20-Oct-18
24 Golden Avenue, Warragul VIC 3820	\$560,000	15-Aug-18
16 Macallister Court, Warragul VIC 3820	\$540,000	11-Feb-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.~~