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

4 Wattleglade Avenue 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 | \$489,000 | or range between | & | |
|--------------|-----------|---|---|--|
| | | | | |

Median sale price

(*Delete house or unit as applicable)

| Median Price | \$451,250 | Prop | erty type | | House | Suburb | Warragul |
|--------------|-------------|------|-----------|------|--------|--------|-----------|
| Period-from | 01 Dec 2018 | to | 30 Nov 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 |
|------------------------------------|-----------|--------------|
| 7 Elmside Avenue Warragul VIC 3820 | \$440,000 | 01-Nov-19 |
| 40 Highvale Rise Warragul VIC 3820 | \$570,000 | 22-Aug-18 |
| 5 Longview Road Warragul VIC 3820 | \$485,000 | 26-Aug-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: 02 December 2019



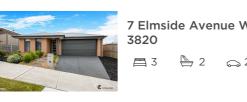
consumer.vic.gov.au



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| 7 Elmside Avenue Warragul VIC 3820 | | | Sold Price | \$440,000 | Sold Date | 01-Nov-19 |
|---------------------------------------|-----------|--|------------|-----------|-----------|-----------|
| 昌 3 | 3 🗎 2 🚓 2 | | | | Distance | 0.2km |
| | | | | | | |



| L. | 40 Highvale Rise Warragul VIC 3820 | | | Sold Price | \$570,000 | Sold Date | 22-Aug-18 |
|----|---------------------------------------|---|------------|------------|-----------|-----------|-----------|
| | 昌 3 | 2 | <u>⇔</u> 2 | | | Distance | 0.22km |



| 5 Longview Road Warragul VIC 3820 | | | ad Warragul VIC | Sold Price | \$485,000 | Sold Date | 26-Aug-19 |
|--------------------------------------|-----|---|-----------------|------------|-----------|-----------|-----------|
| | ■ 3 | 2 | ⇔ 4 | | | Distance | 0.31km |

RS = Recent sale UN = Undisclosed Sale

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