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



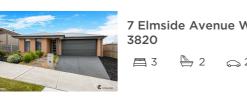
consumer.vic.gov.au



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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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