



## Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale  
**27 Lilleys Road,  
WARRAGUL 3820**

House

3 beds

1 baths

2 parking

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range \$350,000 - \$380,000**

### Median sale price

Median **House** for **WARRAGUL** for period **Oct 2018 - Sep 2019**  
Sourced from **Pricefinder**.

**\$465,000**

### Comparable property sales

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 the most comparable to the property for sale.

**11 Lilleys Road,**  
Warragul VIC

Price **\$385,000** Sold 22  
January 2019

**6 McDonald Street,**  
Warragul 3820

Price **\$330,000** Sold 14  
October 2019

**2 Western Park Dr,**  
Warragul 3820

Price **\$400,000** Sold 07 July  
2019

This Statement of Information was prepared on 31st Oct 2019

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

### Stevens Egan Johnston P/L

26 Anderson St,  
Leongatha VIC 3953

### Contact agents



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