

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 16 Ashdown Drive, Warragul VIC 3820

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting.

Range between \$510,000 & \$561,000

Median sale price

Median price \$451,250 Property type House Suburb Warragul

Period - From 01 NOV 2018 - 31 OCT 2019 Source REIV propertydata.com.au.

Comparable property sales

A These are the three properties sold within two kilometres of the property for sale in the last six 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
1. 31 Limestone Court Warragul VIC 3820	\$515,000	02 SEP 2019
2. 25 Silkwood Drive Warragul VIC 3820	\$540,000	12 SEP 2019
3. 12 Sandstock Drive Warragul VIC 3820	\$552,000	10 OCT 2019

This Statement of Information was prepared on: 14 November 2019