

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

Indicative selling price

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

Median sale price

Median price Property type Suburb
Period - From to Source

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 most comparable to the property for sale.

Address of comparable property	Price	Date of sale
2/26 MacArthur Street, Warragul, Vic 3820	\$435,000	Sold on 18 Jan 2024
1/11 Mouritz Street, Warragul, Vic 3820	\$422,000	Sold on 13 Sep 2023
3/54-56 Sutton Street, Warragul, Vic 3820	\$455,000	Sold on 12 Dec 2023

This Statement of Information was prepared on: