

## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

6 ANDERSON STREET, WARRACKNABEAL, VIC 3393

### Indicative selling price

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

Single Price:

\$125,000

### Median sale price

Median price

\$117,000

House

Unit

Suburb

WARRACKNABEAL

Period

01 July 2016 to 30 June 2017

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
29 MOLYNEAUX ST, WARRACKNABEAL, VIC 3393	\$117,000	19/04/2017
80 CRAIG AVE, WARRACKNABEAL, VIC 3393	\$125,000	23/05/2016
22 WERRIGAR ST, WARRACKNABEAL, VIC 3393	\$125,000	09/05/2017