

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 or locality and postcode

28 Eade 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)

or range between

\$549,000

 &

\$559,000

Median sale price

(*Delete house or unit as applicable)

Median price

\$474,000

 *House

X

 Suburb or locality

Warragul

Period - From

31 March 2018

 to

31 March 2019

 Source

Price Finder

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
102 Mills Road, Warragul Vic 3820	\$595,000	18/10/2018
11 Huntingfield Court, Warragul Vic 3820	\$589,000	22/08/2018
10 Macallister Court, Warragul Vic 3820	\$575,000	16/04/2018