

# 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 167 Twin Ranges Drive, Warragul Vic 3820

### Indicative selling price

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

\$470,000

&

\$498,000

### Median sale price

Median price \$535,000

House

Suburb or locality Warragul

Period - From 01/03/2018 to 28/03/2019

Source Realestate.com.au

### Comparable property sales

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

### 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
3 Manningham Court, Warragul Vic 3820	\$489,000	18/01/2019
17 Chesterfield Avenue, Warragul Vic 3820	\$490,000	22/08/2018
34 Chesterfield Avenue, Warragul Vic 3820	\$473,000	01/09/2018