

# 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 6 Motherwell Lane, Warragul Vic 3820

### Indicative selling price

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

Single price \$515,000

### Median sale price

Median price \$445,000

Property type House

Suburb Warragul

Period - From 01/12/2019

to

17/12/2020

Source realestate.com.au

### 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
34 Meadowbrook Crescent, Warragul Vic 3820	\$495,000	07/01/2021
21 Grange Crescent, Warragul Vic 3820	\$443,000	03/08/2020
7 Watt Street, Warragul Vic 3820	\$435,000	02/08/2020

**OR**

**B\*** 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.

This Statement of Information was prepared on: 29/01/2021