

# 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 65 Colquhoun Boulevard, 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 \$999,000

### Median sale price

Median price \$579,000 Property type House Suburb Warragul

Period - From 01/05/2020 to 28/05/2021 Source realestate.com.au

### Comparable property sales (\*Delete A or B below as applicable)

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
44 Fernery Boulevard, Warragul Vic 3820	\$1,080,000	11/05/2021
46 Gibsons Road, Warragul Vic 3820	\$920,000	05/05/2021
168 Warragul Lardner Road, Warragul Vic 3820	\$920,000	05/02/2021

This Statement of Information was prepared on: 24/06/2021