

# 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 89 Clifford Street, 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 \$525,000

### Median sale price

Median price \$485,000

Property type House

Suburb Warragul

Period - From 01/06/2020

to

25/06/2021

Source realestate.com.au

### 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
153 Normanby Street, Warragul Vic 3820	\$525,000	28/05/2021
40 Kent Street, Warragul Vic 3820	\$585,000	13/04/2021
158 Albert Road, Warragul Vic 3820	\$525,000	24/05/2021

This Statement of Information was prepared on: 28/07/2021