

# 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

### Indicative selling price

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

Single price

### Median sale price

Median price  Property type  Suburb

Period - From  to  Source

### 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
14 Ashdown Drive, Warragul Vic 3820	\$655,000	03/06/2021
46 Myrtle Crescent, Warragul Vic 3820	\$670,000	15/04/2021
13 Coventry Drive, Warragul Vic 3820	\$670,000	23/07/2021

This Statement of Information was prepared on: