

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
Including suburb or
locality and postcode

176 Bowen Street, Warragul

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$* or range between \$*580,000 & \$620,000

Median sale price

(*Delete house or unit as applicable)

Median price \$418,000 *House *Unit Suburb or locality Warragul

Period - From Jul 2017 to June 2018 Source CORE LOGIC

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
1 137 Twin Ranges Drive, Warragul	\$592,500	10/7/18
2 6 Cedarwood Drive, Warragul	\$620,000	23/2/18
3 174 Burke Street, Warragul	\$610,000	09/11/2017

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.