

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 2 Nobel Street, Warragul Vic 3820

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$445,000

Median sale price

Median price \$425,000

Property type House

Suburb Warragul

Period - From 01/12/2018

to

19/12/2019

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 |
|--|-----------|--------------|
| 17 Sinclair Street, Warragul Vic 3820 | \$395,000 | 20/05/2019 |
| 9 Banksia Street, Warragul Vic 3820 | \$409,000 | 08/10/2019 |
| 26 Rangeview Street, Warragul Vic 3820 | \$415,000 | 08/09/2019 |

This Statement of Information was prepared on: 23/01/2020