

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
Including suburb or locality and postcode

Lot 6023 Brandy Creek Views, 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 \$ 225,000 ~~or range between~~ \$ & \$

Median sale price

Median price \$205,000 Property type Land Suburb Warragul

Period - From 01 Nov 2018 to 31 Oct 2019 Source Corelogic

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 15 Cullen Street Warragul VIC 3820	\$200,000	05-Dec-18
2 11 Boyd Avenue Warragul VIC 3820	\$210,000	10-May-19
3 37 Streeton Drive Warragul VIC 3820	\$205,000	27-Feb-19

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.~~

This Statement of Information was prepared on: 13 November 2019