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: Lot 6616 Newton Avenue, Warragul Vic 3820

Indicative selling price

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

Single price: $300,000

Median sale price

Median price: $670,000 | Property type: *House* | Suburb: Warragul

Period - From: 01/10/2021 to: 30/09/2022 | Source: realestate.com.au

Comparable property sales (*Delete A or B below as applicable)

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
68 Silkwood Drive, Warragul Vic 3820	$346,500	20/09/2022
Lot 6605 Salisbury Avenue, Warragul Vic 3820	$328,000	20/09/2022
5 Wattleglade Avenue, Warragul Vic 3820	$325,000	11/02/2022

This Statement of Information was prepared on: 24/10/2022