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STATEMENT OF INFORMATION

Prepared on 17 Oct 2018

Section 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

32 Odowds Road Warragul VIC 3820

3 1 2

Indicative Selling Price

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

Single Price $389,000

Median Sale Price

$434,500 Houses in Warragul between 01 Oct 2017 - 30 Sep 2018

Source: CoreLogic

Comparable Property Sales

These are the 3 properties sold within 5 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.



8 Dundee Street Warragul VIC 3820 Sold Price **$375,000** Sold Date **06-Sep-18**

3 1 2 Distance **0.11km**



3 Margaret Street Warragul VIC 3820 Sold Price **$385,000** Sold Date **16-Jul-18**

3 1 1 Distance **0.18km**



8 Penny Avenue Warragul VIC 3820 Sold Price **$387,000** Sold Date **24-Sep-18**

3 2 1 Distance **0.54km**

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