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# STATEMENT OF INFORMATION

Prepared on 16 Jul 2019

Section 47AF of the Estate Agents Act 1980

## HOUSE Offered for Sale

37 Scenic Road Warragul VIC 3820

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## Indicative Selling Price

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

Single Price $359,000

## Median Sale Price

$440,000 Houses in Warragul between 01 Jul 2018 - 30 Jun 2019

Source: CoreLogic

## 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.



**12 Pioneer Street Warragul VIC 3820**

3 1 2

Sold Price **$345,000** Sold Date **08-Feb-19**

Distance **0.18km**



**5 Centre Avenue Warragul VIC 3820**

3 2 1

Sold Price **$395,000** Sold Date **29-Aug-18**

Distance **0.21km**

**17 Gloucester Place Warragul VIC 3820**

2 1 2

Sold Price **$360,000** Sold Date **20-May-19**

Distance **0.24km**

**RS** = Recent sale **UN** = Undisclosed Sale

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