

Kim Durrand

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Section 47AF of the Estate Agents Act 1980

### HOUSE Offered for Sale

21 Macallister Court Warragul VIC 3820

 4  2  2

### Indicative Selling Price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price \$469,000

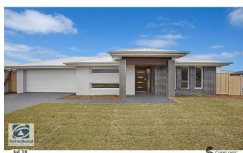
### Median Sale Price

\$425,000 Houses in Warragul between 01 Jan 2018 - 31 Dec 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.



**126 Twin Ranges Drive Warragul  
VIC 3820**

 3  2  2

Sold Price **\$430,000** Sold Date **01-Aug-18**

Distance **0.1km**



**3 Armadale Drive Warragul VIC  
3820**

 3  2  2

Sold Price **\$475,000** Sold Date **22-Nov-18**

Distance **0.11km**



**4 Bentley Street Warragul VIC 3820**

 4  2  2

Sold Price **\$505,000** Sold Date **23-Aug-18**

Distance **0.15km**

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**157 Twin Ranges Drive Warragul  
VIC 3820**

4 2 2

Sold Price

**\$440,000**

Sold Date

**21-Sep-18**

Distance

**0.21km**



**34 Chesterfield Avenue Warragul  
VIC 3820**

4 2 2

Sold Price

**\$473,000**

Sold Date

**04-Sep-18**

Distance

**0.29km**



**12 Cromwell Road Warragul VIC  
3820**

4 2 2

Sold Price

**\$461,000**

Sold Date

**18-Aug-18**

Distance

**0.31km**

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