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Section 47AF of the Estate Agents Act 1980

### UNIT Offered for Sale

2/7 Pioneer Street Warragul VIC 3820

3 2 1

### Indicative Selling Price

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

Single Price \$355,000

### Median Sale Price

\$309,975 Units in Warragul between 01 Nov 2017 - 31 Oct 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.



**2/12 Western Park Drive Warragul VIC 3820**

3 2 2

Sold Price **\$326,000** Sold Date **21-Sep-18**

Distance **0.31km**



**30 Parkhead Circuit Warragul VIC 3820**

3 1 2

Sold Price **\$348,950** Sold Date **19-Apr-18**

Distance **1.01km**



**1/30 Charles Street Warragul VIC 3820**

3 1 1

Sold Price **\$365,000** Sold Date **15-Feb-18**

Distance **1.09km**

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