



STATEMENT OF INFORMATION

FOR SINGLE RESIDENTIAL PROPERTY LOCATED WITHIN OR
OUTSIDE THE MELBOURNE METROPOLITAN AREA

Sections 47AF of the Estate Agents Act 1980

PROPERTY OFFERED FOR SALE

9 Wattleglade Avenue, Warragul, VIC 3820

INDICATIVE SELLING PRICE

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

Range Between \$220,000 & \$230,000

MEDIAN SALE PRICE

Median price \$210,000 | Land | Warragul (3820)

Period - From 1 November 2017 to 1 October 2018 | Source - propertydata.com.au

COMPARABLE PROPERTY SALES

These are the three properties sold within two kilometres of the property for sale in the last six 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
7 WATTLEGLADE AVENUE, WARRAGUL VIC 3820	\$215,000	14/08/2018
12 WATTLEGLADE AVENUE, WARRAGUL VIC 3820	\$233,000	15/07/2018
15 WATTLEGLADE AVENUE, WARRAGUL VIC 3820	\$220,000	09/06/2018