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STATEMENT OF INFORMATION

Prepared on 22 Nov 2018

Section 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

40 Cason Crescent Warragul VIC 3820

4 2 4

Indicative Selling Price

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

Single Price $660,000

Median Sale Price

$434,500 Houses 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.

16 Baw Baw Drive Warragul VIC 3820
5 3 -
Sold Price **$699,000** Sold Date **19-Mar-18**
Distance **3.28km**



42 Windhaven Drive Warragul VIC 3820
4 2 2
Sold Price **$700,000** Sold Date **30-Aug-18**
Distance **3.75km**



60 Windhaven Drive Warragul VIC 3820
5 2 2
Sold Price **$692,500** Sold Date **13-Sep-17**
Distance **3.76km**

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