Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	26 Margaret Street Warragul VIC 3820

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price	$449,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$451,250	Property type	House	Suburb	Warragul
Period-from	01 Dec 2018	to	30 Nov 2019	Source	Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* 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.

Address of comparable property	Price	Date of sale
31 Margaret Street Warragul VIC 3820	$449,000	24-Aug-18
15 Margaret Street Warragul VIC 3820	$445,000	25-Aug-19
19 Alexander Street Warragul VIC 3820	$452,500	16-Oct-18

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

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31 Margaret Street Warragul VIC 3820

3 2 2

Sold Price **$449,000** Sold Date **24-Aug-18**

Distance **0.08km**



15 Margaret Street Warragul VIC 3820

3 2 2

Sold Price **$445,000** Sold Date **25-Aug-19**

Distance **0.1km**



19 Alexander Street Warragul VIC 3820

3 1 2

Sold Price **$452,500** Sold Date **16-Oct-18**

Distance **0.63km**

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

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