

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or locality and postcode

90 ALBERT 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 \$* or range between \$*545,000 & \$603,000

Median sale price

(*Delete house or unit as applicable)

Median price \$410,000 *House x *Unit Suburb or locality WARRAGUL

Period - From 01/04/2017 to 31/03/2018 Source PRICEFINDER

Comparable property sales

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
73 SMITH STREET, WARRAGUL, VIC, 3820	\$529,000	28/04/2017
38 GLADSTONE STREET, WARRAGUL, VIC, 3820	\$540,000	27/04/2017
33 PEACE AVENUE, WARRAGUL, VIC, 3820	\$652,000	24/03/2017