



# STATEMENT OF INFORMATION

6 STOLL STREET, WARRAGUL, VIC-3820

PREPARED BY HEYWOOD & CO REAL ESTATE

**HEYWOOD & CO**  
REAL ESTATE

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**6 STOLL STREET, WARRAGUL, VIC 3820**

3 2 2

**Indicative Selling Price**

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

**Price Range: \$460,000 to \$508,000**

## MEDIAN SALE PRICE



**WARRAGUL, VIC, 3820**

**Suburb Median Sale Price (House)**

**\$410,000**

01 April 2017 to 31 March 2018

Provided by: pricefinder

## COMPARABLE PROPERTIES

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.



**12 WINDSOR AVE, WARRAGUL, VIC 3820**

3 2 1

**Sale Price**

**\*\$502,500**

Sale Date: 19/04/2018

Distance from Property: 488m



**158 TWIN RANGES DR, WARRAGUL, VIC 3820**

3 2 2

**Sale Price**

**\$475,000**

Sale Date: 22/01/2018

Distance from Property: 1.8km



**10 TULIP CRT, WARRAGUL, VIC 3820**

3 2 2

**Sale Price**

**\$475,000**

Sale Date: 27/09/2017

Distance from Property: 2km



This report has been compiled on 07/06/2018 by Heywood & Co Real Estate. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

6 STOLL STREET, WARRAGUL, VIC 3820

### Indicative selling price

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

Price Range: \$460,000 to \$508,000

### Median sale price

Median price \$410,000

House

Unit

Suburb

WARRAGUL

Period 01 April 2017 to 31 March 2018

Source

 pricfinder

### 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
12 WINDSOR AVE, WARRAGUL, VIC 3820	*\$502,500	19/04/2018
158 TWIN RANGES DR, WARRAGUL, VIC 3820	\$475,000	22/01/2018
10 TULIP CRT, WARRAGUL, VIC 3820	\$475,000	27/09/2017