



# STATEMENT OF INFORMATION

1/96 BURKE STREET, WARRAGUL, VIC

PREPARED BY HEYWOOD & CO REAL ESTATE

**HEYWOOD & CO**  
REAL ESTATE

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**1/96 BURKE STREET, WARRAGUL, VIC**

2 1 1

**Indicative Selling Price**

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

**Price Range: \$307,000 to \$339,000**

## MEDIAN SALE PRICE



**WARRAGUL, VIC, 3820**

**Suburb Median Sale Price (Unit)**

**\$305,000**

01 July 2017 to 30 June 2018

Provided by: pricefinder

## COMPARABLE PROPERTIES

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.



**5/112 BURKE ST, WARRAGUL, VIC 3820**

2 1 1

**Sale Price**

**\*\$310,000**

Sale Date: 05/07/2018

Distance from Property: 192m



**1/125 NORMANBY ST, WARRAGUL, VIC 3820**

2 1 1

**Sale Price**

**\*\$349,000**

Sale Date: 08/06/2018

Distance from Property: 1.6km



**6/37 CLIFFORD ST, WARRAGUL, VIC 3820**

2 1 1

**Sale Price**

**\$310,000**

Sale Date: 15/11/2017

Distance from Property: 1.3km



**APPLICATION PENDING**

This report has been compiled on 23/07/2018 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 outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

1/96 BURKE STREET, WARRAGUL, VIC

### Indicative selling price

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

Price Range: \$307,000 to \$339,000

### Median sale price

Median price \$305,000 House  Unit  Suburb WARRAGUL

Period 01 July 2017 to 30 June 2018

Source 

### 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
5/112 BURKE ST, WARRAGUL, VIC 3820	*\$310,000	05/07/2018
1/125 NORMANBY ST, WARRAGUL, VIC 3820	*\$349,000	08/06/2018
6/37 CLIFFORD ST, WARRAGUL, VIC 3820	\$310,000	15/11/2017