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	122 ANDERSON STREET, WARRACKNABEAL, VIC 3393

Indicative selling price

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

Single Price:	$350,000

Median sale price

Median price	$115,000	House	X	Unit		Suburb	WARRACKNABEAL
Period	01 October 2016 to 30 September 2017	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
6 MCLEAN ST, WARRACKNABEAL, VIC 3393	$330,000	27/05/2017
10 ARNOLD ST, WARRACKNABEAL, VIC 3393	$338,000	03/06/2016
22 ASQUITH RES, WARRACKNABEAL, VIC 3393	$335,000	28/03/2017