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 | 2 WOOLCOCK STREET, WARRACKNABEAL, VIC 3393 |

## Indicative selling price

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

| | |
|---|---|
| Single Price: | $198,000 |

## Median sale price

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Median price | $117,000 | House | X | Unit | | Suburb | WARRACKNABEAL |
| Period | 01 April 2017 to 31 March 2018 | Source | pricefinder | | | | |

## 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 |
|---|---|---|
| 51 ANDERSON ST, WARRACKNABEAL, VIC 3393 | **$198,000 | 07/05/2018 |
| 7 DUNCAN ST, WARRACKNABEAL, VIC 3393 | **$209,000 | 15/05/2018 |
| 57 ANDERSON ST, WARRACKNABEAL, VIC 3393 | $205,000 | 05/07/2017 |