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	19 KOKODA AVENUE, WARRACKNABEAL, VIC 3393

Indicative selling price

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

Single Price:	$150,000

Median sale price

Median price	$110,000	House	X	Unit		Suburb	WARRACKNABEAL
Period	01 July 2016 to 30 June 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
15 KOKODA AVE, WARRACKNABEAL, VIC 3393	$142,000	27/02/2017
77 MOLYNEAUX ST, WARRACKNABEAL, VIC 3393	$145,000	29/09/2016
11 KOKODA AVE, WARRACKNABEAL, VIC 3393	$152,500	25/02/2016

pricefinder

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



19 KOKODA AVENUE, WARRACKNABEAL, 3 1 1

Indicative Selling Price

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

Single Price: **$150,000**

MEDIAN SALE PRICE



WARRACKNABEAL, VIC, 3393

Suburb Median Sale Price (House)

$110,000

01 July 2016 to 30 June 2017

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.



15 KOKODA AVE, WARRACKNABEAL, VIC 3393 3 1 2

Sale Price

$142,000

Sale Date: 27/02/2017

Distance from Property: 47m



77 MOLYNEAUX ST, WARRACKNABEAL, VIC 3 1 2

Sale Price

$145,000

Sale Date: 29/09/2016

Distance from Property: 1.5km



11 KOKODA AVE, WARRACKNABEAL, VIC 3393 3 1 2

Sale Price

$152,500

Sale Date: 25/02/2016

Distance from Property: 80m

This report has been compiled on 01/07/2017 by NorthWest Real Estate. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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