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	69 DEVEREUX STREET, WARRACKNABEAL, VIC 3393

Indicative selling price

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

Single Price:	$132,000

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
19 DEVEREUX ST, WARRACKNABEAL, VIC 3393	$140,000	13/08/2016