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	31 MOLYNEAUX ST, WARRACKNABEAL, VIC 3393

Indicative selling price

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

Single Price:	$83,000

Median sale price

Median price	$120,000	House	X	Unit		Suburb	WARRACKNABEAL
Period	01 April 2016 to 31 March 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
3 ALAMEIN AVE, WARRACKNABEAL, VIC 3393	$75,000	10/04/2017
251 SCOTT ST, WARRACKNABEAL, VIC 3393	$84,000	09/02/2017
4 THOMAS ST, WARRACKNABEAL, VIC 3393	$81,000	05/04/2016