

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	8 WARRAVIEW CLOSE, WARRAGUL, VIC 3820
---	---------------------------------------

Indicative selling price

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

Single price		or range between	\$1,300,000	&	\$1,400,000
--------------	--	------------------	-------------	---	-------------

Median sale price

Median price	\$686,389	Property Type	House	Suburb	WARRAGUL
Period - From	13/10/22	to	13/10/23	Source	CoreLogic

Comparable property sales

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.

This Statement of Information was prepared on:	13/10/2023
--	------------