

STATEMENT OF INFORMATION

SUTTON STREET, WARRAGUL, VIC 3820

PREPARED BY PENINSULA PROPERTY CENTRE, 171 SLADEN STREET CRANBOURNE



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



SUTTON STREET, WARRAGUL, VIC 3820



Indicative Selling Price

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

Single Price: **\$329,950**

MEDIAN SALE PRICE



WARRAGUL, VIC, 3820

Suburb Median Sale Price (Unit)

\$280,000

01 July 2016 to 30 June 2017

Provided by: 

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.



4/15 CLIFFORD ST, WARRAGUL, VIC 3820



Sale Price

\$297,500

Sale Date: 23/03/2017

Distance from Property: 476m



1/30 CHARLES ST, WARRAGUL, VIC 3820



Sale Price

***\$305,000**

Sale Date: 03/08/2017

Distance from Property: 280m



1/123 SUTTON ST, WARRAGUL, VIC 3820



Sale Price

***\$281,000**

Sale Date: 29/08/2017

Distance from Property: 123m



This report has been compiled on 17/09/2017 by Peninsula Property Centre. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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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

SUTTON STREET, WARRAGUL, VIC 3820

Indicative selling price

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

Single Price: \$329,950

Median sale price

Median price

\$280,000

House

Unit

Suburb

WARRAGUL

Period

01 July 2016 to 30 June 2017

Source

pricfinder

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
4/15 CLIFFORD ST, WARRAGUL, VIC 3820	\$297,500	23/03/2017
1/30 CHARLES ST, WARRAGUL, VIC 3820	*\$305,000	03/08/2017
1/123 SUTTON ST, WARRAGUL, VIC 3820	*\$281,000	29/08/2017