# Statement of Information Single residential property located outside the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

## Property offered for sale

Address Including suburb and postcode

3A BOWMAN STREET WARRACKNABEAL VIC 3393

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (\*Delete single price or range as applicable)

Single Price	\$189,000		<del>or rang</del> betwee	-		&	
Median sale price (*Delete house or unit as ap	plicable)						
Median Price	\$247,000	Prop	erty type		House	Suburb	Warracknabeal
Period-from	01 Aug 2023	to	31 Jul 2	024	Source		Corelogic

#### Comparable property sales (\*Delete A or B below as applicable)

A\* 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	
88 JAMOUNEAU STREET WARRACKNABEAL VIC 3393	\$185,000	30-Apr-24	

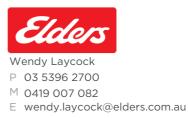
#### OR

**B\*** 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 18 months.

This Statement of Information was prepared on: 06 August 2024



consumer.vic.gov.au





# 88 JAMOUNEAU STREET WARRACKNABEAL VIC 3393

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Sold Price \$185,000 N Sold Date 30-Apr-24

Distance 1.54km

#### RS = Recent sale UN = Undisclosed Sale

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