

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	18 Beggs Street Warracknabeal VIC 3393
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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	or range between		&	
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$180,000	Property type	House	Suburb	Warracknabeal
Period-from	01 Feb 2021	to	31 Jan 2022	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
114 Anderson Street Warracknabeal VIC 3393	\$195,000	31-Aug-21
6 Anderson Street Warracknabeal VIC 3393	\$124,000	24-Nov-20
42 Jamouneau Street Warracknabeal VIC 3393	\$205,000	13-Jul-21

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.

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114 Anderson Street Warracknabeal Sold Price **\$195,000** Sold Date **31-Aug-21**
VIC 3393

3 1 2

Distance **0.63km**



6 Anderson Street Warracknabeal Sold Price **\$124,000** Sold Date **24-Nov-20**
VIC 3393

3 1 2

Distance **0.62km**



**42 Jamouneau Street
Warracknabeal VIC 3393** Sold Price **\$205,000** Sold Date **13-Jul-21**

3 1 2

Distance **0.22km**

RS = Recent sale **UN** = Undisclosed Sale

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