

STATEMENT OF INFORMATION

560 LARDNERS TRACK, WARRAGUL, VIC 3820

PREPARED BY JENNA HEYWOOD, HEYWOOD & CO REAL ESTATE



HEYWOOD & CO
REAL ESTATE

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



560 LARDNERS TRACK, WARRAGUL, VIC  3  2  2

Indicative Selling Price

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

Single Price: **\$1,900,000**

Provided by: Jenna, Heywood & Co Real Estate

MEDIAN SALE PRICE



WARRAGUL, VIC, 3820

Suburb Median Sale Price (House)

\$370,000

01 October 2016 to 30 September 2017

Provided by:  pricefinder

COMPARABLE PROPERTIES

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.



372 DOLLARBURN RD, WARRAGUL, VIC 3820  4  2  3

Sale Price

\$980,000

Sale Date: 26/10/2016

Distance from Property: 2.9km



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

560 LARDNERS TRACK, WARRAGUL, VIC 3820

Indicative selling price

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

Single Price:

\$1,900,000

Median sale price

Median price

\$370,000

House

Unit

Suburb

WARRAGUL

Period

01 October 2016 to 30 September 2017

Source

pricfinder

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 18 months.

Address of comparable property

Price

Date of sale

372 DOLLARBURN RD, WARRAGUL, VIC 3820

\$980,000

26/10/2016