

COMPARABLE SALES REPORT

Prepared on 23 May 2017

17/125-131 Sutton Street Warragul VIC 3820



Kimberley Forrest

Karen McCormick Real Estate

5 Kennedy street
LONGWARRY VIC 3816

m: 0490 316 248

w: 03 5929 9014

kim@karenmccormickrealestate.com.au



YOUR PROPERTY

17/125-131 Sutton Street Warragul VIC 3820

LAND -

FLOOR -



-

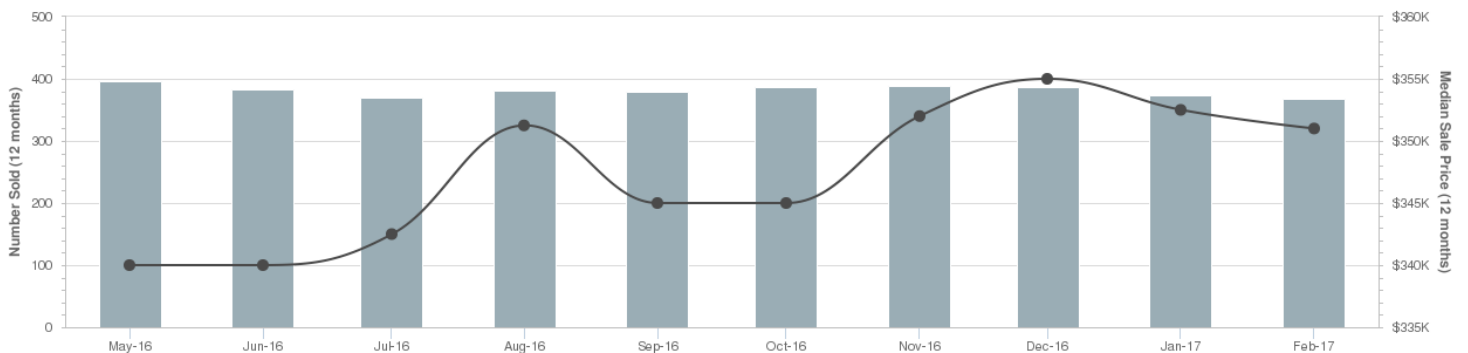


-



-

WARRAGUL



COMPARABLE SALES



2A Jamieson Street Warragul VIC 3820

Sold Price **\$275,000^{RS}**

3 2 1 295m² 121m²

Sold Date 03-Mar-17 Price Change ▼ 6.8% Year Built 2014
DOM 82 days First Listing \$295,000
Distance 0.39km Last Listing \$285,000



1/77 Burke Street Warragul VIC 3820

Sold Price **\$290,000^{RS}**

2 1 1 230m² -

Sold Date 25-Jul-16 Price Change - Year Built -
DOM - First Listing -
Distance 2.73km Last Listing -



70 Sutton Street Warragul VIC 3820

Sold Price **\$270,000^{RS}**

3 1 1 499m² 491m²

Sold Date 27-Jan-17 Price Change ▲ 5.9% Year Built 1950
DOM 44 days First Listing \$255,000
Distance 2.03km Last Listing \$255,000



DISCLAIMER

The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

The Appraisal Amount contained in the report may have been manually provided by the Agent; or may be based on an automated valuation model estimate provided by CoreLogic ('AVM Estimated Value'). AVM Estimated Values are current at the date of the publication only. It is computer generated and is not a professional appraisal of the subject property and should not be relied upon in lieu of appropriate professional advice. The accuracy of the methodology used to develop the AVM Estimated Value, the existence of the subject property, and the accuracy of the AVM Estimated Value and all rule sets provided are estimates based on available data and are not guaranteed or warranted. CoreLogic excludes all liability for any loss or damage arising in connection with the Appraisal Amount and/or AVM Estimated Value.

Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all for any loss or damage arising in connection with the data and information contained in this publication.