

## 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

10 Jacaranda Court Warragul VIC 3820

### Indicative selling price

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

Single Price

or range  
between

\$950,000

&

\$1,000,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$289,500

Property type

Land

Suburb

Warragul

Period-from

01 Mar 2021

to

28 Feb 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

40 Peppercorn Crescent Warragul VIC 3820	\$980,000	23-Nov-21
13 Peppercorn Crescent Warragul VIC 3820	\$980,000	07-Dec-21
226 Bowen Street Warragul VIC 3820	\$1,000,000	10-Feb-22

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: 07 March 2022



## 40 Peppercorn Crescent Warragul VIC 3820

4 2 2

Sold Price

<sup>RS</sup> \$980,000 <sup>UN</sup>

Sold Date

23-Nov-21

Distance

0.23km



## 13 Peppercorn Crescent Warragul VIC 3820

4 2 2

Sold Price

<sup>RS</sup> \$980,000

Sold Date

07-Dec-21

Distance

0.14km



## 226 Bowen Street Warragul VIC 3820

4 2 2

Sold Price

<sup>RS</sup> \$1,000,000

Sold Date

10-Feb-22

Distance

0.29km

RS = Recent sale

UN = Undisclosed Sale

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