

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

5-7 PRINCESS STREET WARRAGUL VIC 3820

Indicative selling price

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

Single Price

or range
between

\$850,000

&

\$900,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$590,000

Property type

House

Suburb

Warragul

Period-from

01 May 2021

to

30 Apr 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

19 PRINCESS STREET WARRAGUL VIC 3820	\$815,000	09-Aug-21
27 RUTLAND STREET WARRAGUL VIC 3820	\$800,000	18-Oct-21
231 SUTTON STREET WARRAGUL VIC 3820	\$850,000	01-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: 02 May 2022



19 PRINCESS STREET WARRAGUL VIC 3820

Sold Price

\$815,000

Sold Date

09-Aug-21



4



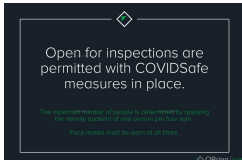
3



3

Distance

-



27 RUTLAND STREET WARRAGUL VIC 3820

Sold Price

\$800,000

Sold Date

18-Oct-21



5



2



4

Distance

-



231 SUTTON STREET WARRAGUL VIC 3820

Sold Price

^{RS} **\$850,000**

Sold Date

01-Feb-22



4



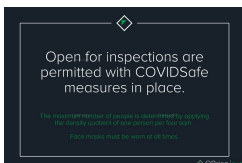
3



6

Distance

0.99km



15 EADE AVENUE WARRAGUL VIC 3820

Sold Price

\$810,000

Sold Date

14-Oct-21



3



2



3

Distance

-



37 DAWSON DRIVE WARRAGUL VIC 3820

Sold Price

\$670,000

Sold Date

16-Nov-21



4



2



2

Distance

-



4 ALDAY PLACE WARRAGUL VIC 3820

Sold Price

\$775,000

Sold Date

15-Sep-21



4



2



2

Distance

-

RS = Recent sale

UN = Undisclosed Sale

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1 MACARTHUR STREET WARRAGUL VIC 3820

3 2 1

Sold Price **\$730,000** Sold Date **21-Dec-21**

Distance **0.67km**



15 WINDHAVEN COURT WARRAGUL VIC 3820

4 2 3

Sold Price **\$790,000** Sold Date **12-Jan-22**

Distance **0.53km**



100 ALBERT STREET WARRAGUL VIC 3820

2 1 1

Sold Price **\$585,000** Sold Date **16-Sep-21**

Distance **-**



4 BECKHAM COURT WARRAGUL VIC 3820

4 2 3

Sold Price **\$800,000** Sold Date **29-Sep-21**

Distance **-**



7 AMBER PLACE WARRAGUL VIC 3820

4 2 4

Sold Price **\$775,000** Sold Date **03-Nov-21**

Distance **0.82km**



124 BURKE STREET WARRAGUL VIC 3820

3 1 2

Sold Price **-** Sold Date **-**

Distance **-**

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**11 HAWKESBURN COURT
WARRAGUL VIC 3820**

4 3 4

Sold Price **\$950,000** Sold Date **17-Sep-21**

Distance -



**35 SUNNYBROOK AVENUE
WARRAGUL VIC 3820**

5 2 3

Sold Price **\$910,000** Sold Date **12-Jan-22**

Distance -



**8 ELSKA COURT WARRAGUL VIC
3820**

4 2 4

Sold Price **\$950,000** Sold Date **17-Nov-21**

Distance **0.89km**

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