

# 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 3/137 Brandy Creek Road, Warragul Vic 3820

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$375,000

### Median sale price

Median price \$345,000

Property type Unit

Suburb Warragul

Period - From 28/11/2021

to

28/11/2022

Source realestate.com.au

### Comparable property sales

- 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
2/125 Bowen Street, Warragul Vic 3820	\$350,000	18/10/2022
1/12 Somerset Drive, Warragul Vic 3820	\$400,000	06/05/2022
1 / 4 Castlefield Court, Warragul Vic 3820	\$360,000	10/03/2022

This Statement of Information was prepared on: 28/11/2022