

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

15 BOYD AVENUE 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

\$710,000

&

\$740,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$633,750

Property type

House

Suburb

Warragul

Period-from

01 Nov 2022

to

31 Oct 2023

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

12 NOLAN DRIVE WARRAGUL VIC 3820	\$720,000	16-Jan-23
13 STREETON DRIVE WARRAGUL VIC 3820	\$740,000	11-Sep-23
39 MYRTLE CRESCENT WARRAGUL VIC 3820	\$750,000	31-Mar-23

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: 14 November 2023



12 NOLAN DRIVE WARRAGUL VIC 3820

Sold Price

\$720,000

Sold Date

16-Jan-23



4



2



2

Distance

0.15km



13 STREETON DRIVE WARRAGUL VIC 3820

Sold Price

^{RS}

\$740,000

Sold Date

11-Sep-23



4



2



2

Distance

0.17km



39 MYRTLE CRESCENT WARRAGUL VIC 3820

Sold Price

\$750,000

Sold Date

31-Mar-23



4



2



2

Distance

1.45km

RS = Recent sale

UN = Undisclosed Sale

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