

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 or
locality and postcode

86 Dawson Drive, Warragul Vic 3820

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$539,000

Median sale price

Median price

\$455,750

Property Type

House

Suburb

Warragul

Period - From

01/10/2019

to

31/12/2019

Source

REIV

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
1	32 Rangeview St WARRAGUL 3820	\$549,000	20/02/2020
2	8 Cyclops St WARRAGUL 3820	\$545,000	04/03/2020
3	19 Cromie Dr WARRAGUL 3820	\$530,000	10/03/2020

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:

19/04/2020 15:38

86 Dawson Drive, Warragul Vic 3820

Michael Scudds

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Indicative Selling Price

\$539,000

Median House Price

December quarter 2019: \$455,750



Property Type: Land

Land Size: 760 sqm approx

Agent Comments

Comparable Properties



32 Rangeview St WARRAGUL 3820 (REI)

Agent Comments



Price: \$549,000

Method: Private Sale

Date: 20/02/2020

Rooms: 7

Property Type: House

Land Size: 846 sqm approx



8 Cyclops St WARRAGUL 3820 (REI)

Agent Comments



Price: \$545,000

Method: Private Sale

Date: 04/03/2020

Property Type: House

Land Size: 680 sqm approx



19 Cromie Dr WARRAGUL 3820 (REI)

Agent Comments



Price: \$530,000

Method: Private Sale

Date: 10/03/2020

Rooms: 6

Property Type: House

Land Size: 800 sqm approx

Account - Selling Homes Melbourne | P: 03 84186455



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.