

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

2 NICOLAS COURT 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

\$620,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$656,501

Property type

House

Suburb

Warragul

Period-from

01 Nov 2021

to

31 Oct 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

3 OAK COURT WARRAGUL VIC 3820	\$640,000	22-Jul-22
8 MANNINGHAM COURT WARRAGUL VIC 3820	\$625,000	26-Sep-22
82 STODDARTS ROAD WARRAGUL VIC 3820	\$667,250	01-Sep-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: 09 November 2022

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3 OAK COURT WARRAGUL VIC 3820

 3  2  2

Sold Price

\$640,000

Sold Date

22-Jul-22

Distance

0.13km



8 MANNINGHAM COURT WARRAGUL VIC 3820

 3  2  2

Sold Price

\$625,000

Sold Date

26-Sep-22

Distance

0.19km



82 STODDARTS ROAD WARRAGUL VIC 3820

 3  2  2

Sold Price

^{RS} **\$667,250**

Sold Date

01-Sep-22

Distance

0.35km

RS = Recent sale

UN = Undisclosed Sale

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