## 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

24 HART DRIVE 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<br>between | \$650,000 | & | \$685,000 |
|--------------|---------------------|-----------|---|-----------|
| Single Price |                     | \$650,000 | & | \$685,000 |

#### Median sale price

(\*Delete house or unit as applicable)

| Median Price | \$633,750   | Prope | erty type | House |        | Suburb | Warragul  |
|--------------|-------------|-------|-----------|-------|--------|--------|-----------|
| Period-from  | 01 Nov 2022 | to    | 31 Oct 2  | 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 |
|----------------------------------|-----------|--------------|
| 8 HART DRIVE WARRAGUL VIC 3820   | \$785,000 | 10-Jan-23    |
| 13 HART DRIVE WARRAGUL VIC 3820  | \$845,000 | 12-Apr-23    |
| 20 BOYD AVENUE WARRAGUL VIC 3820 | \$675,000 | 19-Apr-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: 13 November 2023



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8 HART DRIVE WARRAGUL VIC 3820

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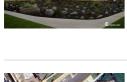
₽ 2

Sold Price

\$785,000 Sold Date 10-Jan-23

Distance

0.15km



13 HART DRIVE WARRAGUL VIC

Sold Price

**\$845,000** Sold Date **12-Apr-23** 

3820

Distance

0.15km



20 BOYD AVENUE WARRAGUL VIC Sold Price 3820

\$675,000 Sold Date 19-Apr-23

**=** 4

**4** 

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Distance 0.42km

**RS** = Recent sale

UN = Undisclosed Sale

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