

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

61 BOWEN STREET 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

\$595,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$663,000

Property type

House

Suburb

Warragul

Period-from

01 Sep 2021

to

31 Aug 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

19 CHURCH STREET WARRAGUL VIC 3820	\$595,000	05-Jul-22
21 CHARLES STREET WARRAGUL VIC 3820	\$590,000	12-Sep-22
3 CATON STREET WARRAGUL VIC 3820	\$600,000	21-Oct-21

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.~~

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19 CHURCH STREET WARRAGUL
VIC 3820

Sold Price

^{RS} \$595,000 Sold Date 05-Jul-22

 3  1  2

Distance 0.18km



21 CHARLES STREET WARRAGUL
VIC 3820

Sold Price

^{RS} \$590,000 Sold Date 12-Sep-22

 3  1  1

Distance 0.9km



3 CATON STREET WARRAGUL VIC
3820

Sold Price

\$600,000 Sold Date 21-Oct-21

 3  1  2

Distance 0.35km

RS = Recent sale UN = Undisclosed Sale

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