



# STATEMENT OF INFORMATION

24 GRANGE CRESCENT, WARRAGUL, VIC 3820

PREPARED BY JACKIE SHEARER, ALEX SCOTT WARRAGUL

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**24 GRANGE CRESCENT, WARRAGUL, VIC** 4 2 4

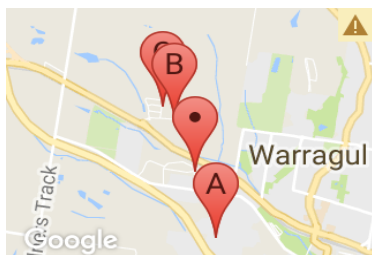
### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

**Price Range: \$510,000 to \$510,000**

Provided by: Jackie Shearer, Alex Scott Warragul

## MEDIAN SALE PRICE



### WARRAGUL, VIC, 3820

Suburb Median Sale Price (House)

**\$420,000**

01 October 2017 to 31 March 2018

Provided by: pricefinder

## COMPARABLE PROPERTIES

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.



**16 MUNRO ST, WARRAGUL, VIC 3820** 3 2 3

Sale Price

**\$512,000**

Sale Date: 26/06/2017

Distance from Property: 982m



**27 CROLE DR, WARRAGUL, VIC 3820** 4 2 2

Sale Price

**\$550,000**

Sale Date: 21/11/2017

Distance from Property: 819m



**137 WILLANDRA CCT, WARRAGUL, VIC 3820** 4 2 3

Sale Price

**\$503,000**

Sale Date: 02/11/2017

Distance from Property: 1km



This report has been compiled on 16/05/2018 by Alex Scott Warragul. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address  
Including suburb and  
postcode

24 GRANGE CRESCENT, WARRAGUL, VIC 3820

Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range:

\$510,000 to \$510,000

Median sale price

Median price

\$420,000

House

X

Unit


Suburb

WARRAGUL

Period

01 October 2017 to 31 March 2018

Source



Comparable property sales

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
16 MUNRO ST, WARRAGUL, VIC 3820	\$512,000	26/06/2017
27 CROLE DR, WARRAGUL, VIC 3820	\$550,000	21/11/2017
137 WILLANDRA CCT, WARRAGUL, VIC 3820	\$503,000	02/11/2017