

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 54 Crole Drive, Warragul Vic 3820

Indicative selling price

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

Single price \$815,000

Median sale price

Median price \$732,000

Property type House

Suburb Warragul

Period - From 01/02/2022

to

31/01/2023

Source realestate.com.au

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
6 Ormond Avenue, Warragul Vic 3820	\$810,000	25/10/2022
23 Coventry Drive, Warragul Vic 3820	\$855,000	15/09/2022
115 Emberwood Road, Warragul Vic 3820	\$875,000	13/04/2022

This Statement of Information was prepared on: 13/07/2023