

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 Dunn 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

or range
between

\$380,000

&

\$418,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$542,000

Property type

House

Suburb

Warragul

Period-from

01 Nov 2020

to

31 Oct 2021

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

32 Henshall Street Warragul VIC 3820	\$420,000	16-Oct-21
25 Mouritz Street Warragul VIC 3820	\$410,000	28-Jun-21
107 Sutton Street Warragul VIC 3820	\$421,000	31-May-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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32 Henshall Street Warragul VIC 3820

4 1 1

Sold Price

^{RS} **\$420,000**

Sold Date

16-Oct-21

Distance

0.18km



25 Mouritz Street Warragul VIC 3820

3 1 2

Sold Price

\$410,000

Sold Date

28-Jun-21

Distance

0.3km



107 Sutton Street Warragul VIC 3820

4 1 2

Sold Price

\$421,000

Sold Date

31-May-21

Distance

1.52km



140 Burke Street Warragul VIC 3820

3 1 1

Sold Price

^{RS} **\$430,000**

Sold Date

23-Oct-21

Distance

2.61km

RS = Recent sale

UN = Undisclosed Sale

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