



STATEMENT OF INFORMATION

10 SCENIC ROAD, WARRAGUL, VIC 3820

PREPARED BY JACKIE SHEARER, ALEX SCOTT WARRAGUL

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



10 SCENIC ROAD, WARRAGUL, VIC 3820

2 2 2

Indicative Selling Price

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

Price Range: \$680,000 to \$725,000

Provided by: Jackie Shearer, Alex Scott Warragul

MEDIAN SALE PRICE



WARRAGUL, VIC, 3820

Suburb Median Sale Price (House)

\$410,000

01 July 2017 to 30 September 2017

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.



14 JACARANDA CRT, WARRAGUL, VIC 3820

3 2 4

Sale Price

***\$620,000**

Sale Date: 01/07/2017

Distance from Property: 2km



8 DUNCAN CL, WARRAGUL, VIC 3820

5 3 4

Sale Price

***\$850,000**

Sale Date: 24/07/2017

Distance from Property: 2.1km



19 WARATAH DR, WARRAGUL, VIC 3820

4 3 3

Sale Price

\$770,000

Sale Date: 20/02/2017

Distance from Property: 1km



This report has been compiled on 30/11/2017 by Alex Scott Warragul. Property Data Solutions Pty Ltd 2017 - 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

10 SCENIC ROAD, WARRAGUL, VIC 3820

Indicative selling price

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

Price Range:

\$680,000 to \$725,000

Median sale price

Median price

\$410,000

House

X

Unit

Suburb

WARRAGUL

Period

01 July 2017 to 30 September 2017

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
14 JACARANDA CRT, WARRAGUL, VIC 3820	*\$620,000	01/07/2017
8 DUNCAN CL, WARRAGUL, VIC 3820	*\$850,000	24/07/2017
19 WARATAH DR, WARRAGUL, VIC 3820	\$770,000	20/02/2017