

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

30 HOWARD 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

\$700,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$636,250

Property type

House

Suburb

Warragul

Period-from

01 Jan 2024

to

31 Dec 2024

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

67 BIRAM DRIVE WARRAGUL VIC 3820	\$700,000	08-Jan-25
36 WINDHAVEN DRIVE WARRAGUL VIC 3820	\$750,000	24-Oct-24
19 BELL PARK CLOSE WARRAGUL VIC 3820	\$695,000	23-Oct-24

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.~~

This Statement of Information was prepared on: 20 January 2025



67 BIRAM DRIVE WARRAGUL VIC 3820

Sold Price

^{RS}

\$700,000

Sold Date

08-Jan-25

 3

 2

 2

Distance

3.96km



36 WINDHAVEN DRIVE WARRAGUL VIC 3820

Sold Price

\$750,000

Sold Date

24-Oct-24

 4

 3

 2

Distance

2.7km



19 BELL PARK CLOSE WARRAGUL VIC 3820

Sold Price

\$695,000

Sold Date

23-Oct-24

 4

 2

 2

Distance

3.75km

RS = Recent sale

UN = Undisclosed Sale

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