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

474 EAST WEST ROAD WARRAGUL VIC 3820

Indicative selling price

Period-from

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price		or range between	31.300.000	&	\$1,400,000						
Median sale price (*Delete house or unit as applicable)											
Median Price	\$663,000	Property type	House	Suburb	Warragul						

30 Sep 2022

Source

Comparable property sales (*Delete A or B below as applicable)

01 Oct 2021

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.

to

Address of comparable property	Price	Date of sale	
9 MUIRHEAD CLOSE WARRAGUL VIC 3820	\$1,420,000	30-Mar-22	
555 EAST WEST ROAD WARRAGUL VIC 3820	\$1,450,000	09-Sep-21	
418 EAST WEST ROAD WARRAGUL VIC 3820	\$1,350,000	14-Jan-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.

This Statement of Information was prepared on: 12 October 2022



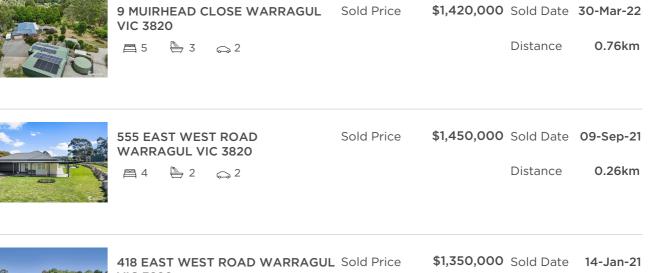
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📀 OBrien Real Estate | CLARK

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418 EA VIC 38		T ROAI	D WARRAGUL Sold Pri	се	\$1,350,000	Sold Date	14-Jan-21
酉 4	2	a 2				Distance	0.59km

RS = Recent sale UN = Undisclosed Sale

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