Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sal	e						
Address Including suburb and postcode	2/109 BURKE STREET WARRAGUL VIC 3820						
Indicative selling price							
For the meaning of this price	e see consumer.vi	c.gov.au	ı/underquot	ing (*D	elete single price	e or range a	as applicable)
Single Price			or range between		\$190,000	&	\$205,000
Median sale price							
(*Delete house or unit as ap	plicable)						
Median Price	\$640,000	Prop	perty type		House	Suburb	Warragul
Period-from	01 Dec 2023	to	30 Nov 2024		Source		Corelogic
Comparable property s	ales (*Delete A	or B h	oolow as i	annlic	eahla)		

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

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	
2/44 WESTERN PARK DRIVE WARRAGUL VIC 3820	\$160,000	05-Jul-23	

OR

В* 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 December 2024





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2/44 WESTERN PARK DRIVE WARRAGUL VIC 3820

Sold Price

\$160,000 Sold Date 05-Jul-23

Distance 0.76km

RS = Recent sale

UN = Undisclosed Sale

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