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

11 MACARTHUR 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	\$725,000	or range between	&	
Median sale price				

(*Delete house or unit as applicable)

Median Price	\$656,501	Property type		House		Suburb	Warragul
Period-from	01 Nov 2021	to	31 Oct 2	2022	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
17 ELIZABETH STREET WARRAGUL VIC 3820	\$725,000	22-Sep-21
1 MACARTHUR STREET WARRAGUL VIC 3820	\$730,000	21-Dec-21
7 MARY STREET WARRAGUL VIC 3820	\$875,000	25-Aug-22

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: 08 November 2022

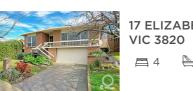


consumer.vic.gov.au



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N. N.	17 ELIZ VIC 38	ABETH 20	STREET WARRA	GUL Sold Price	\$725,000	Sold Date	22-Sep-21
	圔 4	گے 2	ç ⇒ 2			Distance	0.11km



	1 MACARTHUR STREET WARRAGUL VIC 3820			Sold Price	\$730,000	Sold Date	21-Dec-21	
A A	酉 4	2	Ģ ¹				Distance	0.11km



RS = Recent sale UN = Undisclosed Sale

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