

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

3 PEPPERCORN CRESCENT 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

or range
between

\$620,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$647,000

Property type

House

Suburb

Warragul

Period-from

01 Mar 2023

to

29 Feb 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

1 DEAKIN COURT WARRAGUL VIC 3820	\$705,000	08-Mar-23
50 SUNNYBROOK AVENUE WARRAGUL VIC 3820	\$685,000	03-Aug-22
12 SILKY DRIVE WARRAGUL VIC 3820	\$690,000	30-Aug-23

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: 07 March 2024

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1 DEAKIN COURT WARRAGUL VIC 3820

Sold Price


\$705,000

Sold Date


08-Mar-23



3



2



2

Distance

0.32km




50 SUNNYBROOK AVENUE WARRAGUL VIC 3820

Sold Price


\$685,000

Sold Date


03-Aug-22



3



2



2

Distance

1.9km




12 SILKY DRIVE WARRAGUL VIC 3820

Sold Price


\$690,000

Sold Date


30-Aug-23



3



2



2

Distance

2.13km

RS = Recent sale

UN = Undisclosed Sale

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