

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

46 Windhaven Drive 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

\$429,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$485,000

Property type

House

Suburb

Warragul

Period-from

01 Feb 2020

to

31 Jan 2021

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

2/36 Margaret Street Warragul VIC 3820	\$390,000	21-Nov-20
31 Affleck Street Warragul VIC 3820	\$395,000	11-Jan-21
3/54 Clifford Street Warragul VIC 3820	\$430,000	02-Dec-20




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: 10 February 2021

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2/36 Margaret Street Warragul VIC 3820 Sold Price **\$390,000** Sold Date **21-Nov-20**
 2  1  2 Distance **1.26km**



31 Affleck Street Warragul VIC 3820 Sold Price ^{RS} **\$395,000** Sold Date **11-Jan-21**
 2  1  2 Distance **1.37km**



3/54 Clifford Street Warragul VIC 3820 Sold Price **\$430,000** Sold Date **02-Dec-20**
 2  1  1 Distance **1.82km**

RS = Recent sale **UN** = Undisclosed Sale

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