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

15 Orion Court Warragul VIC 3820

Indicative selling price

Mediar (*Delete

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

Single Price		or range between	\$880,000	&	\$930,000	
n sale price e house or unit as app	plicable)					

Median Price	\$518,000	Prop	erty type		House	Suburb	Warragul
Period-from	01 Jun 2020	to	31 May 2	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
46 Gibson Road Warragul VIC 3820	\$920,000	05-Mar-21
107 Rulemount Road Warragul VIC 3820	\$880,000	22-Jun-20
168 Warragul-Lardner Road Warragul VIC 3820	\$920,000	05-Feb-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: 18 June 2021

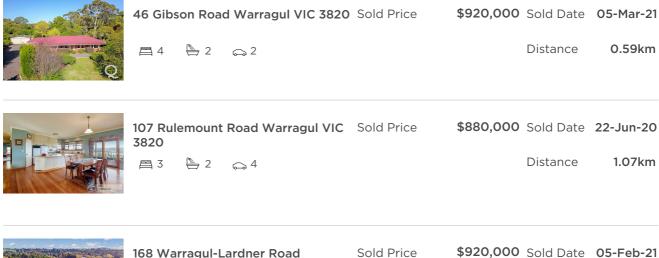


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168 Warragul-Lardner Road Warragul VIC 3820	Sold Price	\$920,000 Sold Date	05-Feb-21	
$\square 4 \square 2 \frown 4$		Distance	2.28km	

RS = Recent sale UN = Undisclosed Sale

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