

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	7 Sassafras Street, Warragul, VIC 3820
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range	\$629,000	&	\$689,000
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Median sale price

Median price	\$650,000	Property Type	House	Suburb	Warragul (3820)
Period - From	01/10/2023	to	31/03/2024	Source	Pricefinder

Comparable property sales

A These are two 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 JARRAH CRESCENT, WARRAGUL VIC 3820	\$660,000	17/12/2023
3 LONSDALE CRT, WARRAGUL, VIC 3820	\$630,000	22/03/2024

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:	03/06/2024
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