

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

4/97 BRANDY CREEK ROAD 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

\$325,000

&

\$355,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$337,000

Property type

Unit

Suburb

Warragul

Period-from

01 Jan 2021

to

31 Dec 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

1/1 WYLIE AVENUE WARRAGUL VIC 3820	\$300,000	11-Oct-21
1/3 STIRLING STREET WARRAGUL VIC 3820	\$355,000	20-Sep-21
2/137 BRANDY CREEK ROAD WARRAGUL VIC 3820	\$345,000	24-Nov-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.

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1/1 WYLIE AVENUE WARRAGUL VIC 3820

3 1 1

Sold Price **\$300,000** Sold Date **11-Oct-21**

Distance **1.75km**



1/3 STIRLING STREET WARRAGUL VIC 3820

2 1 1

Sold Price **\$355,000** Sold Date **20-Sep-21**

Distance **0.22km**



2/137 BRANDY CREEK ROAD WARRAGUL VIC 3820

2 1 1

Sold Price **\$345,000** Sold Date **24-Nov-21**

Distance **0.42km**

RS = Recent sale UN = Undisclosed Sale

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