



STATEMENT OF INFORMATION

24 GRANGE CRESCENT, WARRAGUL, VIC 3820

PREPARED BY JACKIE SHEARER, ALEX SCOTT WARRAGUL

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

**24 GRANGE CRESCENT, WARRAGUL, VIC**  4  2  2**Indicative Selling Price**For the meaning of this price see consumer.vic.au/underquoting**Price Range: \$490,000 to \$510,000**

Provided by: Jackie Shearer, Alex Scott Warragul

MEDIAN SALE PRICE

**WARRAGUL, VIC, 3820**

Suburb Median Sale Price (House)

\$400,000

01 April 2017 to 30 September 2017

Provided by: 

COMPARABLE PROPERTIES

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.

**27 CROLE DR, WARRAGUL, VIC 3820** 4  2  2**Sale Price*****\$550,000**

Sale Date: 07/09/2017

Distance from Property: 819m

**16 MUNRO ST, WARRAGUL, VIC 3820** 3  2  3**Sale Price****\$512,000**

Sale Date: 26/06/2017

Distance from Property: 982m

**12 ASHDOWN DR, WARRAGUL, VIC 3820** 4  2  2**Sale Price*****\$575,000**

Sale Date: 06/10/2017

Distance from Property: 818m



This report has been compiled on 08/12/2017 by Alex Scott Warragul. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

24 GRANGE CRESCENT, WARRAGUL, VIC 3820

Indicative selling price

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

Price Range:

\$490,000 to \$510,000

Median sale price

Median price

\$400,000

House

X

Unit

Suburb

WARRAGUL

Period

01 April 2017 to 30 September 2017

Source



Comparable property sales

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
27 CROLE DR, WARRAGUL, VIC 3820	*\$550,000	07/09/2017
16 MUNRO ST, WARRAGUL, VIC 3820	\$512,000	26/06/2017
12 ASHDOWN DR, WARRAGUL, VIC 3820	*\$575,000	06/10/2017