

## 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

9 Casmil Court 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

\$610,000

or range  
between

&amp;

## Median sale price

(\*Delete house or unit as applicable)

Median Price

\$440,000

\*House

X

\*Unit

Suburb

Warragul

Period-from

01 Jun 2018

to

31 May 2019

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

121 Twin Ranges Drive Warragul VIC 3820

\$630,000

28-Jun-18

31 Armadale Drive Warragul VIC 3820

\$625,000

16-Nov-18

6 Kensington Drive Warragul VIC 3820

\$610,000

01-Apr-19

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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**121 Twin Ranges Drive Warragul VIC 3820** Sold Price **\$630,000** Sold Date **28-Jun-18**

4 2 2

Distance **1.9km**



**31 Armadale Drive Warragul VIC 3820** Sold Price **\$625,000** Sold Date **16-Nov-18**

4 2 2

Distance **2.1km**



**6 Kensington Drive Warragul VIC 3820** Sold Price **\$610,000** Sold Date **01-Apr-19**

4 2 2

Distance **2.28km**

RS = Recent sale UN = Undisclosed Sale

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