

# 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 4 Mangrove Street, Warragul Vic 3820

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$665,000

### Median sale price

Median price \$750,000

Property type House

Suburb Warragul

Period - From 01/06/2023

to

31/05/2024

Source realestate.com.au

### 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
47 Emberwood Drive, Warragul Vic 3820	\$672,000	14/06/2024
73 Silkwood Drive, Warragul Vic 3820	\$655,000	27/05/2024
18 Blue Jacket Drive, Warragul Vic 3820	\$665,000	08/04/2024

This Statement of Information was prepared on: 17/06/2024