

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

287 Copelands 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

\$489,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$478,250

Property type

House

Suburb

Warragul

Period-from

01 Jan 2020

to

31 Dec 2020

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

4 Ormond Avenue Warragul VIC 3820	\$490,000	14-Dec-20
225 Copelands Road Warragul VIC 3820	\$515,000	05-Sep-20
15 Bentley Street Warragul VIC 3820	\$495,000	05-Jan-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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4 Ormond Avenue Warragul VIC 3820

 4  2  2

Sold Price

^{RS} **\$490,000** Sold Date **14-Dec-20**

Distance **0.46km**



225 Copelands Road Warragul VIC 3820

 4  2  2

Sold Price

\$515,000 Sold Date **05-Sep-20**

Distance **0.6km**



15 Bentley Street Warragul VIC 3820

 3  2  2

Sold Price

^{RS} **\$495,000** Sold Date **05-Jan-21**

Distance **0.72km**

RS = Recent sale

UN = Undisclosed Sale

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