

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

4/94 BOWEN STREET 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

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$400,000

Property type

Unit

Suburb

Warragul

Period-from

01 Feb 2022

to

31 Jan 2023

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

| | | |
|--|-----------|-----------|
| 1/15 CATON STREET WARRAGUL VIC 3820 | \$490,000 | 21-Aug-22 |
| 1/123 SUTTON STREET WARRAGUL VIC 3820 | \$445,000 | 30-Sep-22 |
| 2/125-127 BOWEN STREET WARRAGUL VIC 3820 | \$350,000 | 19-Oct-22 |

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.

This Statement of Information was prepared on: 17 February 2023



**1/15 CATON STREET WARRAGUL
VIC 3820**

2 1 1

Sold Price

\$490,000

Sold Date

21-Aug-22

Distance

0.31km



**1/123 SUTTON STREET WARRAGUL
VIC 3820**

3 1 1

Sold Price

\$445,000

Sold Date

30-Sep-22

Distance

0.39km



**2/125-127 BOWEN STREET
WARRAGUL VIC 3820**

1 1 1

Sold Price

\$350,000

Sold Date

19-Oct-22

Distance

0.42km

RS = Recent sale

UN = Undisclosed Sale

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