

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

14 Bailey 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

or range
between

\$220,000

&

\$242,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$218,000

Property type

Land

Suburb

Warragul

Period-from

01 Apr 2019

to

31 Mar 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

38 Paramount Drive Warragul VIC 3820	\$243,000	17-Jan-20
6 Franklin Avenue Warragul VIC 3820	\$230,000	06-Nov-19
43 Emberwood Road Warragul VIC 3820	\$230,000	10-Oct-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.

This Statement of Information was prepared on: 01 April 2020



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38 Paramount Drive Warragul VIC 3820

Sold Price

\$243,000

Sold Date

17-Jan-20

- - -

Distance

0.21km



6 Franklin Avenue Warragul VIC 3820

Sold Price

\$230,000

Sold Date

06-Nov-19

4 2 2

Distance

0.36km



43 Emberwood Road Warragul VIC 3820

Sold Price

Sold Date

10-Oct-19

- - -

Distance

0.6km



37 Carisbrooke Drive Warragul VIC 3820

Sold Price

\$217,000

Sold Date

25-Nov-19

- - -

Distance

0.52km

RS = Recent sale

UN = Undisclosed Sale

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