

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

42 Biram Drive 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

\$485,000

&

\$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$495,000

Property type

House

Suburb

Warragul

Period-from

01 Mar 2020

to

28 Feb 2021

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

40 Munro Street Warragul VIC 3820	\$503,000	17-Dec-20
1 Clover Court Warragul VIC 3820	\$500,000	30-Dec-20
1 Andrew Court Drouin VIC 3818	\$550,000	26-Feb-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.~~

This Statement of Information was prepared on: 17 March 2021

	40 Munro Street Warragul VIC 3820	Sold Price	\$503,000	Sold Date	17-Dec-20
 3	 2	 2		Distance	0.94km
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	1 Clover Court Warragul VIC 3820	Sold Price	\$500,000	Sold Date	30-Dec-20
 3	 2	 2		Distance	2.41km
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	1 Andrew Court Drouin VIC 3818	Sold Price	^{RS} \$550,000	Sold Date	26-Feb-21
 3	 1	 2		Distance	4.31km

RS = Recent sale UN = Undisclosed Sale

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