

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 39 Twin Ranges Drive, Warragul Vic 3820

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

\$550,000

&

\$580,000

Median sale price

Median price \$590,500

Property type House

Suburb Warragul

Period - From 25/07/2021

to

25/07/2022

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
46 Twin Ranges Drive, Warragul Vic 3820	\$612,500	20/08/2021
40 Twin Ranges Drive, Warragul Vic 3820	\$545,000	27/01/2021
52 Mills Road, Warragul Vic 3820	\$560,000	02/05/2022

This Statement of Information was prepared on: 25/07/2022