

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 Sunnybrook Avenue 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

\$575,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$560,000

Property type

House

Suburb

Warragul

Period-from

01 Jan 2021

to

31 Dec 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

10 Heathland Avenue Warragul VIC 3820	\$585,000	27-Aug-21
44 Sunnybrook Avenue Warragul VIC 3820	\$561,500	08-Mar-21
16 Skyline Drive Warragul VIC 3820	\$560,000	29-Sep-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: 06 January 2022



10 Heathland Avenue Warragul VIC 3820

Sold Price

\$585,000

Sold Date

27-Aug-21

4 2 2

Distance

0.28km



44 Sunnybrook Avenue Warragul VIC 3820

Sold Price

\$561,500

Sold Date

08-Mar-21

4 2 2

Distance

0.29km



16 Skyline Drive Warragul VIC 3820

Sold Price

\$560,000

Sold Date

29-Sep-21

4 2 2

Distance

0.48km



6 Hillgrove Close Warragul VIC 3820

Sold Price

\$580,000

Sold Date

10-Feb-21

4 2 2

Distance

0.89km

RS = Recent sale

UN = Undisclosed Sale

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