

## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

11 Jacob Court 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

\$549,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$440,000

\*House

X

\*Unit

Suburb

Warragul

Period-from

01 Jul 2018

to

30 Jun 2019

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

1-3 Biram Drive Warragul VIC 3820	\$575,000	08-Mar-19
26 Glendon Drive Warragul VIC 3820	\$555,000	16-Feb-18
57 Waratah Drive Warragul VIC 3820	\$580,000	08-May-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.~~

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**1-3 Biram Drive Warragul VIC 3820** Sold Price **\$575,000** Sold Date **08-Mar-19**

 3  2  4

Distance **2.65km**



**26 Glendon Drive Warragul VIC 3820** Sold Price **\$555,000** Sold Date **16-Feb-18**

 4  2  2

Distance **3.36km**



**57 Waratah Drive Warragul VIC 3820** Sold Price <sup>RS</sup> **\$580,000** Sold Date **08-May-19**

 4  2  3

Distance **3.54km**

RS = Recent sale      UN = Undisclosed Sale

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