

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 20 Longview Road, Warragul

Indicative selling price

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

\$980,000 - \$1,070,000

Median sale price

Median price \$755,000

Property type House

Suburb Warragul

Period - From 01/05/2023

to

30/04/2024

Source Realestate.com

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
9 Mills Road, Warragul, Vic 3820	\$960,000	Sold on 21 Sep 2023
37 Blackman Drive, Warragul, Vic 3820	\$1,040,000	Sold on 13 Oct 2023
38 Peppercorn Crescent, Warragul, Vic 3820	\$1,000,000	Sold on 31 Oct 2023

This Statement of Information was prepared on: 30/05/2024