

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

6 NUMBAT PLACE 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

\$990,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

House

Suburb

Warragul

Period-from

01 May 2021

to

30 Apr 2022

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

12 HAWKESBURN COURT WARRAGUL VIC 3820	\$1,005,000	31-Jul-21
4 CYCLOPS STREET WARRAGUL VIC 3820	\$980,000	09-Sep-21
8 ELSKA COURT WARRAGUL VIC 3820	\$950,000	17-Nov-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: 20 May 2022

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12 HAWKESBURN COURT WARRAGUL VIC 3820

4 2 2

Sold Price **\$1,005,000** Sold Date **31-Jul-21**

Distance -



4 CYCLOPS STREET WARRAGUL VIC 3820

4 2 3

Sold Price **\$980,000** Sold Date **09-Sep-21**

Distance -



8 ELSKA COURT WARRAGUL VIC 3820

4 2 4

Sold Price **\$950,000** Sold Date **17-Nov-21**

Distance -



12 SELENT DRIVE WARRAGUL VIC 3820

3 2 5

Sold Price **\$1,080,000** Sold Date **14-Oct-21**

Distance -



9 HYDE COURT WARRAGUL VIC 3820

4 2 6

Sold Price **\$920,000** Sold Date **10-Dec-21**

Distance -



7 SLOANE SQUARE DROUIN VIC 3818

4 2 2

Sold Price **\$1,040,000** Sold Date **29-Jul-21**

Distance -

RS = Recent sale UN = Undisclosed Sale

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8 DUNCAN CLOSE WARRAGUL VIC 3820 Sold Price **\$1,150,000** Sold Date **21-Oct-21**

5 3 4

Distance -



11 HAWKESBURN COURT WARRAGUL VIC 3820 Sold Price **\$950,000** Sold Date **17-Sep-21**

4 3 4

Distance -



15 MOUNTAIN VISTA COURT DROUIN VIC 3818 Sold Price **\$1,200,000** Sold Date **18-Oct-21**

5 3 4

Distance -

RS = Recent sale UN = Undisclosed Sale

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