# 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

1/115 BRANDY CREEK ROAD 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			or rang betwee	·	\$360,000	&	\$390,000		
Median sale price (*Delete house or unit as applicable)									
Median Price	\$375,000	Prop	erty type	Unit		Suburb	Warragul		
Period-from	01 Jun 2021	to	31 May 2	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
1/3 STIRLING STREET WARRAGUL VIC 3820	\$355,000	20-Sep-21
1/12-14 SOMERSET DRIVE WARRAGUL VIC 3820	\$400,000	28-May-22
2/4-6 CASTLEFIELD COURT WARRAGUL VIC 3820	\$375,000	18-Mar-22

#### 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.

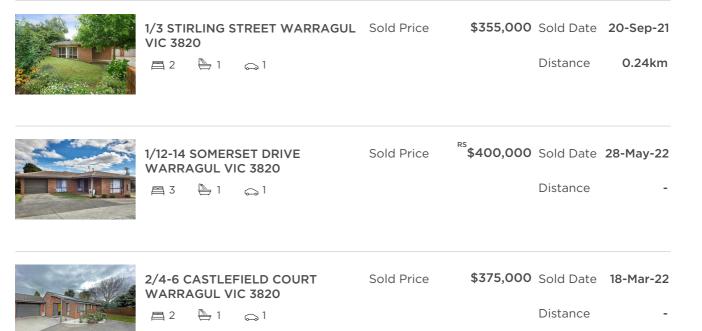
This Statement of Information was prepared on: 02 June 2022



consumer.vic.gov.au



E jason.lee@harcourts.com.au



RS = Recent sale UN = Undisclosed Sale

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