



STATEMENT OF INFORMATION

14 GLENDON DRIVE, WARRAGUL, VIC 3820

PREPARED BY JACKIE SHEARER, ALEX SCOTT WARRAGUL

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



14 GLENDON DRIVE, WARRAGUL, VIC

4 2 2

Indicative Selling Price

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

Price Range: \$459,000 to \$459,000

Provided by: Jackie Shearer, Alex Scott Warragul

MEDIAN SALE PRICE



WARRAGUL, VIC, 3820

Suburb Median Sale Price (House)

\$377,500

01 April 2017 to 30 June 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



24 WILLOW CRES, WARRAGUL, VIC 3820

4 2 2

Sale Price

\$449,000

Sale Date: 03/05/2017

Distance from Property: 2.3km



45 GRANGE CRES, WARRAGUL, VIC 3820

4 2 2

Sale Price

\$459,000

Sale Date: 18/04/2017

Distance from Property: 137m



2 BARTON CRT, WARRAGUL, VIC 3820

4 2 2

Sale Price

***\$420,000**

Sale Date: 02/06/2017

Distance from Property: 2.4km



This report has been compiled on 16/08/2017 by Alex Scott Warragul. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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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

14 GLENDON DRIVE, WARRAGUL, VIC 3820

Indicative selling price

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

Price Range:

\$459,000 to \$459,000

Median sale price

Median price

\$377,500

House

X

Unit

Suburb

WARRAGUL

Period

01 April 2017 to 30 June 2017

Source



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
24 WILLOW CRES, WARRAGUL, VIC 3820	\$449,000	03/05/2017
45 GRANGE CRES, WARRAGUL, VIC 3820	\$459,000	18/04/2017
2 BARTON CRT, WARRAGUL, VIC 3820	*\$420,000	02/06/2017