# 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

8 BIRCH COURT WARRAGUL VIC 3820

### Indicative selling price

Period-from

For the meaning of this price see consumer.vic.gov.au/underquoting (\*Delete single price or range as applicable)

Single Price		or rang betwee	/ <u> </u>	&	\$660,000
Median sale price (*Delete house or unit as ap	plicable)				
Median Price	\$640,000	Property type	House	Suburb	Warragul

30 Sep 2024

Source

### Comparable property sales (\*Delete A or B below as applicable)

01 Oct 2023

**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.

to

Address of comparable property	Price	Date of sale
1 BIRCH COURT WARRAGUL VIC 3820	\$700,000	16-Aug-24
23 WILLOW CRESCENT WARRAGUL VIC 3820	\$637,500	29-May-24
7 AMBER PLACE WARRAGUL VIC 3820	\$830,000	15-Feb-24

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: 08 October 2024



Corelogic

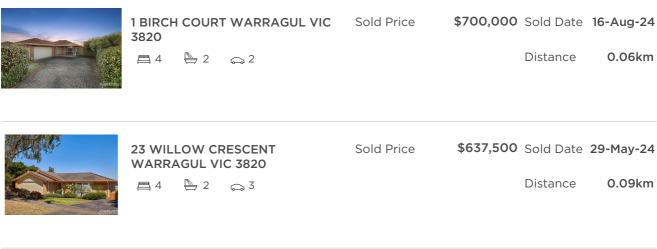
consumer.vic.gov.au



0.06km

0.09km

OBrien Clark Warragul M 0404393011 E clark@obre.com.au



	7 AMBER PLACE WARRAGUL VIC Sold Price \$830,0 3820	00 Sold Date	15-Feb-24
	昌 4 👆 2 👝 -	Distance	0.05km

**RS** = Recent sale UN = Undisclosed Sale

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