

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

1/93 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 range
between

\$295,000

&

\$320,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$375,000

Property type

Unit

Suburb

Warragul

Period-from

01 Mar 2021

to

28 Feb 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

4/97 BRANDY CREEK ROAD WARRAGUL VIC 3820	\$324,999	22-Jan-22
2/137 BRANDY CREEK ROAD WARRAGUL VIC 3820	\$345,000	24-Nov-21
1/3 STIRLING STREET WARRAGUL VIC 3820	\$355,000	20-Sep-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: 23 March 2022

<p>Open inspections & Auctions.</p> <p>All attendees for open inspections and auctions must check-in via the QR code or paper register. Attendance recordation is no longer required. Agents and any other employees of the agency or agents and auctions must be fully vaccinated.</p> <p>Please do not attend unless the property is your home. 2. This disclaimer applies.</p>	<p>4/97 BRANDY CREEK ROAD WARRAGUL VIC 3820</p>	<p>Sold Price</p>	<p>\$324,999</p>	<p>Sold Date</p>	<p>22-Jan-22</p>
	<p> 2  1  1</p>			<p>Distance</p>	<p>0.04km</p>
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	<p> 2  1  1</p>			<p>Distance</p>	<p>0.46km</p>
	<p>1/3 STIRLING STREET WARRAGUL VIC 3820</p>	<p>Sold Price</p>	<p>\$355,000</p>	<p>Sold Date</p>	<p>20-Sep-21</p>
	<p> 2  1  1</p>			<p>Distance</p>	<p>0.22km</p>
	<p>3/39 BRANDY CREEK ROAD WARRAGUL VIC 3820</p>	<p>Sold Price</p>	<p>\$280,000</p>	<p>Sold Date</p>	<p>12-Mar-21</p>
	<p> 2  1  1</p>			<p>Distance</p>	<p>0.57km</p>

RS = Recent sale

UN = Undisclosed Sale

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