

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

14 Bell Park Close, Warragul

Indicative selling price

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

Single price

\$598,000

Median sale price

Median price

\$580,000

Property type

House

Suburb

Warragul

Period - From

01/09/2022

to

31/08/2023

Source

realestate.com.au

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

11 Bell Park Close, Warragul Vic 3820	\$577,000	02/08/2023
9 Bell Park Close, Warragul Vic 3820	\$645,000	18/10/2022
8 Loddon Court, Warragul Vic 3820	\$600,000	18/08/2023

This Statement of Information was prepared on:

16/10/2023