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

5 Nursery Rise 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	\$1,450,000	or range between	&	
Median sale price				

(*Delete house or unit as applicable)

Median Price	\$550,000	Property type		House		Suburb	Warragul
Period-from	01 Nov 2020	to	31 Oct 2	2021 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	
18 Nursery Rise Warragul VIC 3820	\$1,285,000	11-May-21	
28 Fernery Boulevard Warragul VIC 3820	\$1,330,000	24-May-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: 17 November 2021



consumer.vic.gov.au

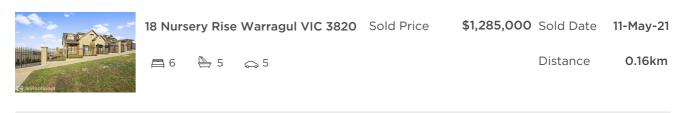


Daniel Sheehan

P 03 5623 6466

M 0407 577 447

 ${\sf E} \ \ daniel.sheehan@obrienrealestate.com.au$





28 Fern 3820	ery Bou	ılevard V	Varragul VIC	Sold Price	\$ 1,330,000	Sold Date	24-May-21
昌 5	3 🚔	چ 3				Distance	4.1km

RS = Recent sale UN = Undisclosed Sale

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