

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

1/19 McColl Street Nilma VIC 3821

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

\$495,000

&

\$540,000

Median sale price

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the *Estate Agents Act 1980*.

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 Maidenhair Drive Warragul VIC 3820	\$440,000	15-Mar-21
287 Copelands Road Warragul VIC 3820	-	16-Oct-21
14 Davine Street Warragul VIC 3820	\$465,000	07-Oct-20

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: 22 February 2022



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4 Maidenhair Drive Warragul VIC 3820

Sold Price **\$440,000** Sold Date **15-Mar-21**

3 2 2

Distance **2.7km**



287 Copelands Road Warragul VIC 3820

Sold Price - Sold Date **16-Oct-21**

3 2 2

Distance **3.15km**



14 Davine Street Warragul VIC 3820

Sold Price **\$465,000** Sold Date **07-Oct-20**

3 2 2

Distance **2.41km**



2/19 Montgomery Street Warragul VIC 3820

Sold Price **\$424,000** Sold Date **23-Feb-21**

2 2 1

Distance **2.85km**

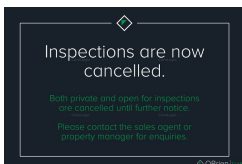


2/24 Colman Street Warragul VIC 3820

Sold Price **\$480,000** Sold Date **14-Sep-20**

2 2 2

Distance **4.1km**



3 Craig Street Warragul VIC 3820

Sold Price **\$570,000** Sold Date **27-May-21**

3 2 1

Distance **3.27km**

RS = Recent sale

UN = Undisclosed Sale

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8 Silky Drive Warragul VIC 3820

Sold Price

\$520,000

Sold Date

21-Sep-21

3

2

2

Distance

2.52km

Private Inspections Available

All inspections are by appointment only. You MUST call the agent directly to arrange a private inspection of the information contained in this publication and to the full extent not prohibited by law excludes all for any loss or damage arising in connection with the data and information contained in this publication.

INSPECTION POLICY

- Bookings are subject to holding deposit
- You must call the agent before you enter the property
- Please respect the privacy of all residents and neighbours
- Please keep a safe distance between you and other guests

Our agents will provide hand sanitiser at every inspection and will follow the physical distancing rules to protect others.

We thank you for your cooperation.

BarryPlant

Merch 1 | Delivered 1 | Details

42 Burton Street Warragul VIC 3820

Sold Price

\$450,000

Sold Date

03-Aug-21

3

2

1

Distance

2.19km

RS = Recent sale

UN = Undisclosed Sale

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