

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

3 JACOB COURT 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

\$950,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$352,500

Property type

Land

Suburb

Warragul

Period-from

01 Jun 2022

to

31 May 2023

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

6 NUMBAT PLACE WARRAGUL VIC 3820	\$930,000	17-Jun-22
17 PAULAN COURT WARRAGUL VIC 3820	\$928,000	09-Jun-23
30 GLENDON DRIVE WARRAGUL VIC 3820	\$925,000	18-Jun-22

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: 20 June 2023



6 NUMBAT PLACE WARRAGUL VIC 3820

Sold Price

\$930,000

Sold Date

17-Jun-22


4



2



2

Distance

1.3km


17 PAULAN COURT WARRAGUL VIC 3820

Sold Price

^{RS} **\$928,000**

Sold Date

09-Jun-23


4



3



2

Distance

2.66km


30 GLENDON DRIVE WARRAGUL VIC 3820

Sold Price

\$925,000

Sold Date

18-Jun-22


4



2



2

Distance

3.42km
RS = Recent sale

UN = Undisclosed Sale

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