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

20 Stockdales 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	\$1,250,000	&	\$1,350,000
Median sale price				
(*Delete house or unit as applicable)				

Median Price	\$500,000	Prope	erty type		House	Suburb	Warragul
Period-from	01 Apr 2020	to	31 Mar 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
24 Botanica Drive Warragul VIC 3820	\$1,200,000	19-Aug-20
16 Botanica Drive Warragul VIC 3820	\$1,305,000	02-Oct-20
418 East West Road Warragul VIC 3820	\$1,350,000	14-Jan-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 April 2021



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David Clark M 0499 236 499 E david.clark@obre.com.au

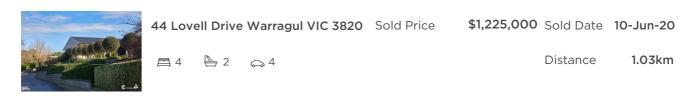
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16 Botanica Drive Warragul VIC 3820		Sold Price	\$1,305,000	Sold Date	02-Oct-20	
■ 5	3 🚔	G 4			Distance	0.18km



	418 East West Road Warragul VIC 3820			Sold Price	\$1,350,000	Sold Date	14-Jan-21
	= 4	2	⇔ 2			Distance	0.86km





71 Lov	71 Lovell Drive Warragul VIC 3820		Sold Price	\$1,460,000	Sold Date	14-Dec-20
昌 4	3	⇔ 2			Distance	1.22km



107 Gibson Road Warragul VIC 3820			Sold Price	\$1,670,000	Sold Date	31-Dec-20
	2	⇔ 3			Distance	1.9km

RS = Recent sale UN = Undisclosed Sale

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