

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

57 CROLE DRIVE 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

\$390,000

&

\$415,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$364,500

Property type

Land

Suburb

Warragul

Period-from

01 Mar 2022

to

28 Feb 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

204 BOWEN STREET WARRAGUL VIC 3820	\$400,000	21-Sep-22
117 EMBERWOOD ROAD WARRAGUL VIC 3820	\$390,000	25-Nov-22
10 SHANNON COURT DROUIN VIC 3818	\$400,000	07-Nov-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: 10 March 2023



204 BOWEN STREET WARRAGUL VIC 3820

Sold Price

^{RS}

\$400,000

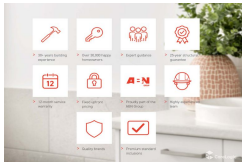
Sold Date

21-Sep-22

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Distance

1.78km



117 EMBERWOOD ROAD WARRAGUL VIC 3820

Sold Price

\$390,000

Sold Date

25-Nov-22

 -  -  2

Distance

3.88km



10 SHANNON COURT DROUIN VIC 3818

Sold Price

\$400,000

Sold Date

07-Nov-22

 -  -  -

Distance

4.39km

RS = Recent sale

UN = Undisclosed Sale

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