

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

21 Paulan 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

\$239,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$211,000

*House

*Unit

Suburb

Warragul

Period-from

01 Jul 2018

to

30 Jun 2019

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

2 Melzak Way Warragul VIC 3820	\$232,000	03-Jul-18
3 Hazel Drive Warragul VIC 3820	\$297,000	17-Apr-18
21 Montgomery Street Warragul VIC 3820	\$240,000	28-Mar-18

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.~~

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Carmen Christie

P 03 5623 1222

M 0402 042 120

E carmen.christie@fnwarragul.com.au


2 Melzak Way Warragul VIC 3820

Sold Price

\$232,000

Sold Date

03-Jul-18
 -  -  -

Distance

0.33km

3 Hazel Drive Warragul VIC 3820

Sold Price

\$297,000

Sold Date

17-Apr-18
 -  -  -

Distance

0.43km

**21 Montgomery Street Warragul
VIC 3820**

Sold Price

\$240,000

Sold Date

28-Mar-18
 -  -  -

Distance

1.05km

RS = Recent sale

UN = Undisclosed Sale

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