

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 DOWNTON STREET 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

\$350,000

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

18 MANGROVE STREET WARRAGUL VIC 3820	\$350,000	26-Apr-23
44 FRANKLIN AVENUE WARRAGUL VIC 3820	\$388,000	08-Mar-23
53 EMBERWOOD ROAD WARRAGUL VIC 3820	\$340,000	17-Feb-23

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 June 2023

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**18 MANGROVE STREET
WARRAGUL VIC 3820**

 4  2  2

Sold Price

\$350,000

Sold Date

26-Apr-23

Distance

1.38km



**44 FRANKLIN AVENUE
WARRAGUL VIC 3820**

 -  -  2

Sold Price

\$388,000

Sold Date

08-Mar-23

Distance

0.49km



**53 EMBERWOOD ROAD
WARRAGUL VIC 3820**

 -  -  -

Sold Price

\$340,000

Sold Date

17-Feb-23

Distance

1.23km

RS = Recent sale

UN = Undisclosed Sale

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