# 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

2/13 Eade Avenue 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	\$515,000	&	\$525,000
Median sale price				

(\*Delete house or unit as applicable)

Median Price	\$369,000	Prope	erty type		Unit	Suburb	Warragul
Period-from	01 Jan 2021	to	31 Dec 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
1/9 Margaret Street Warragul VIC 3820	\$440,000	08-Dec-21
1/11 Janette Close Warragul VIC 3820	\$455,000	21-Sep-21
2/3 Kent Street Warragul VIC 3820	\$450,000	06-May-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: 19 January 2022



consumer.vic.gov.au



Carmen Christie P 03 5623 1222

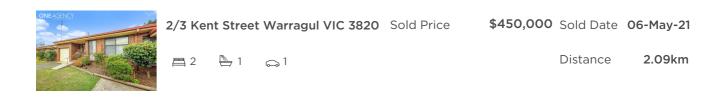
- M 0402 042 120
- E carmen.christie@fnwarragul.com.au



	1/9 Margaret Street Warragul VIC 3820			Sold Price	\$440,000	Sold Date	08-Dec-21
2	昌 2	<b>)</b> 1	<b>⊖</b> 1			Distance	0.97km
	1/11 Jan	nette Clo	ose Warragul VIC	Sold Price	\$455,000	Sold Date	21-Sep-21



	1/11 Janette Close Warragul VIC 3820			Sold Price	<b>\$455,000</b> Sold Dat	e <b>21-Sep-21</b>
CINAN E		1	<b>⇔</b> 1		Distance	1.96km



RS = Recent sale UN = Undisclosed Sale

**DISCLAIMER** Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all for any loss or damage arising in connection with the data and information contained in this publication.

The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.