

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

47 Emberwood 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

\$370,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$289,500

Property type

Land

Suburb

Warragul

Period-from

01 Mar 2021

to

28 Feb 2022

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

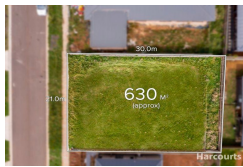
17 Pandanus Court Warragul VIC 3820	\$320,000	29-Nov-21
10 Emberwood Road Warragul VIC 3820	\$430,000	22-Dec-21
47 Highvale Rise Warragul VIC 3820	\$320,000	06-Sep-21

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: 04 March 2022

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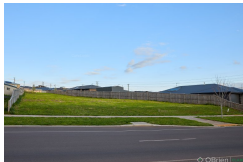


17 Pandanus Court Warragul VIC 3820

Sold Price **\$320,000** Sold Date **29-Nov-21**

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Distance **0.18km**



10 Emberwood Road Warragul VIC 3820

Sold Price **\$430,000** Sold Date **22-Dec-21**

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Distance **0.36km**



47 Highvale Rise Warragul VIC 3820

Sold Price **\$320,000** Sold Date **06-Sep-21**

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Distance **3.39km**



5 Wattleglade Avenue Warragul VIC 3820

Sold Price ^{RS} **\$325,000** Sold Date **11-Feb-22**

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Distance **3.45km**

RS = Recent sale **UN** = Undisclosed Sale

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