

## 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

40 FRANKLIN AVENUE WARRAGUL VIC 3820

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$380,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$350,000

Property type

Land

Suburb

Warragul

Period-from

01 May 2022

to

30 Apr 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

7 BAILEY ROAD WARRAGUL VIC 3820	\$405,000	21-Feb-22
117 EMBERWOOD ROAD WARRAGUL VIC 3820	\$390,000	25-Nov-22
11 ARCHEE ROAD WARRAGUL VIC 3820	\$405,000	28-Apr-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: 30 May 2023

OBrien Clark Warragul  
P 03 5623 6466  
M 03 5623 6466  
E clark@obre.com.au

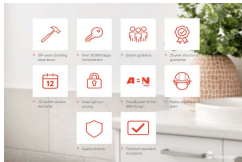


### 7 BAILEY ROAD WARRAGUL VIC 3820

 4  2  2

Sold Price **\$405,000** Sold Date **21-Feb-22**

Distance **0.46km**



### 117 EMBERWOOD ROAD WARRAGUL VIC 3820

 -  -  2

Sold Price **\$390,000** Sold Date **25-Nov-22**

Distance **0.31km**



### 11 ARCHEE ROAD WARRAGUL VIC 3820

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Sold Price **\$405,000** Sold Date **28-Apr-22**

Distance **0.13km**

RS = Recent sale UN = Undisclosed Sale

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