

## 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

1/13 Rangeview Street 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

\$279,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$328,000

Property type

Unit

Suburb

Warragul

Period-from

01 May 2020

to

30 Apr 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

1/4-6 Castlefield Court Warragul VIC 3820	\$285,000	03-Jul-20
2/39 Brandy Creek Road Warragul VIC 3820	\$270,000	10-Mar-21
4/26 Toorak Avenue Warragul VIC 3820	\$270,000	12-Nov-20

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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**1/4-6 Castlefield Court Warragul  
VIC 3820**

 2  1  1

Sold Price

**\$285,000**

Sold Date

**03-Jul-20**

Distance

**0.32km**



**2/39 Brandy Creek Road Warragul  
VIC 3820**

 2  1  1

Sold Price

**\$270,000**

Sold Date

**10-Mar-21**

Distance

**1.66km**



**4/26 Toorak Avenue Warragul VIC  
3820**

 2  1  1

Sold Price

Sold Date

**12-Nov-20**

Distance

**1.83km**

**APPLICATION PENDING**

RS = Recent sale

UN = Undisclosed Sale

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