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

201 Armours 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	\$799,000	or range between	&	

Median sale price

(*Delete house or unit as applicable)

Median Price \$472,000		Property type		House		Suburb	Suburb Warragul	
Period-from	01 Sep 2019	to	31 Aug 2	2020	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
81 Rulemount Road Warragul VIC 3820	\$820,000	20-Jan-20
35 Botanica Drive Warragul VIC 3820	\$820,000	31-Aug-20
25 Camelot Court Warragul VIC 3820	\$855,000	19-Aug-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.

This Statement of Information was prepared on: 16 September 2020



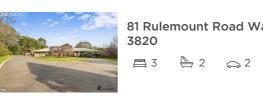
consumer.vic.gov.au



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ulemount Ro	ad Warragul VIC	Sold Price	\$820,000	Sold Date	20-Jan-20
3 🚔 2	⇔ 2			Distance	0.86km



35 Botanica Drive Warragul VIC 3820			Sold Price	^{RS} \$820,000	Sold Date	31-Aug-20
昌 4	2	⇔ ²			Distance	2.45km



	25 Can 3820	nelot Co	urt Warragul VIC	Sold Price	^{RS} \$855,000	Sold Date	19-Aug-20
1000		2 🚔	ç; 2			Distance	3.99km

RS = Recent sale UN = Undisclosed Sale

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