

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

1/23 MONTGOMERY STREET 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

\$375,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$450,000

Property type

Unit

Suburb

Warragul

Period-from

01 Oct 2023

to

30 Sep 2024

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

1/3 WINDSOR AVENUE WARRAGUL VIC 3820	\$390,000	11-Jul-24
1/25 HENSHALL STREET WARRAGUL VIC 3820	\$375,000	11-Jul-24
1/26 MACARTHUR STREET WARRAGUL VIC 3820	\$425,000	13-Mar-24

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 October 2024

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**1/3 WINDSOR AVENUE
WARRAGUL VIC 3820**

 2  1  -

Sold Price

\$390,000

Sold Date

11-Jul-24

Distance

0.51km



**1/25 HENSHALL STREET
WARRAGUL VIC 3820**

 3  2  1

Sold Price

\$375,000

Sold Date

11-Jul-24

Distance

0.5km



**1/26 MACARTHUR STREET
WARRAGUL VIC 3820**

 1  1  2

Sold Price

\$425,000

Sold Date

13-Mar-24

Distance

0.29km

RS = Recent sale

UN = Undisclosed Sale

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