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

42 LATROBE STREET WARRAGUL VIC 3820

Indicative selling price

Period-from

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

Single Price		or range between	\$490,000	&	\$530,000				
Median sale price (*Delete house or unit as applicable)									
Median Price	\$643,578	Property type	House	Suburb	Warragul				

31 Jul 2024

Source

Comparable property sales (*Delete A or B below as applicable)

01 Aug 2023

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.

to

Address of comparable property	Price	Date of sale
14 COLMAN STREET WARRAGUL VIC 3820	\$500,000	18-Apr-24
9 LOGAN STREET WARRAGUL VIC 3820	\$530,000	10-Apr-23
18 WESTERN PARK DRIVE WARRAGUL VIC 3820	\$498,000	23-Apr-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: 27 August 2024



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consumer.vic.gov.au



Daniel Sheehan

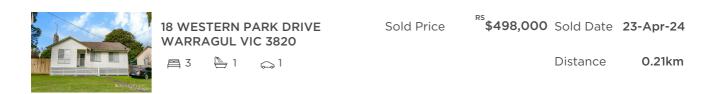
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- M 0407 577 447
- ${\sf E} \ \ daniel.sheehan@obrienrealestate.com.au$



	14 COLMAN STREET WARF VIC 3820		REET WARRAGUL	Sold Price \$500,000		Sold Date	18-Apr-24
Ch days	昌 3	1	⇔ ¹			Distance	0.6km
a me	9 LOGA	N STRE	ET WARRAGUL VIC	Sold Price	\$530,000	Sold Date	10-Apr-23



9 LOGA 3820	N STRE	ET WARRAGUL VIC	Sold Price	\$530,000	Sold Date	10-Apr-23
昌 3	ا الله الله الله الم	⇔ 1			Distance	0.15km



RS = Recent sale UN = Undisclosed Sale

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