

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

13 Bladen 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

\$520,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$465,000

Property type

House

Suburb

Warragul

Period-from

01 Jun 2019

to

31 May 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

27 Bladen Street Warragul VIC 3820	\$560,000	21-Sep-19
13 Paulan Court Warragul VIC 3820	\$535,000	17-Apr-19
20 Emberwood Road Warragul VIC 3820	\$530,000	07-Feb-19

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: 24 June 2020

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27 Bladen Street Warragul VIC 3820

 4
 2
 2

Sold Price

\$560,000

Sold Date

21-Sep-19

Distance

0.13km



13 Paulan Court Warragul VIC 3820

 4
 2
 2

Sold Price

\$535,000

Sold Date

17-Apr-19

Distance

0.48km



20 Emberwood Road Warragul VIC 3820

 4
 2
 2

Sold Price

\$530,000

Sold Date

07-Feb-19

Distance

0.5km

RS = Recent sale

UN = Undisclosed Sale

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