

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

26 MINSTER AVENUE 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

or range
between

\$610,000

&

\$671,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$640,000

Property type

House

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

21 SILKWOOD DRIVE WARRAGUL VIC 3820	610000	17-May-24
65 CROLE DRIVE WARRAGUL VIC 3820	640000	15-Aug-24
143 WILLANDRA CIRCUIT WARRAGUL VIC 3820	645000	06-Jun-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: 10 October 2024

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**21 SILKWOOD DRIVE WARRAGUL
VIC 3820**

 4  2  2

Sold Price

610000

Sold Date **17-May-24**

Distance

0.65km



**65 CROLE DRIVE WARRAGUL VIC
3820**

 4  2  2

Sold Price

^{RS} **640000**

Sold Date **15-Aug-24**

Distance

0.42km



**143 WILLANDRA CIRCUIT
WARRAGUL VIC 3820**

 4  2  2

Sold Price

645000

Sold Date **06-Jun-24**

Distance

0.31km

RS = Recent sale

UN = Undisclosed Sale

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