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

3 Craig 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 | 3070000 | & | \$595,000 | |
|---------------------------------------|-----------|---------------------|---------|--------|-----------|--|
| Median sale price | | | | | | |
| (*Delete house or unit as applicable) | | | | | | |
| Median Price | \$500,000 | Property type | House | Suburb | Warragul | |

31 Mar 2021

Source

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

01 Apr 2020

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 Kent Street Warragul VIC 3820 | \$679,000 | 08-Oct-20 |
| 11 Alford Street Warragul VIC 3820 | \$611,000 | 17-Mar-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: 29 April 2021



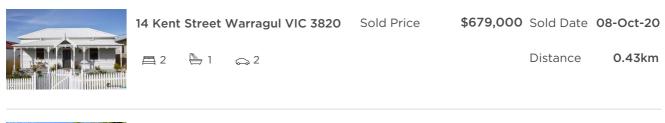
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consumer.vic.gov.au



OBrien Clark Warragul P 03 5623 6466 M 03 5623 6466

E clark@obre.com.au





11 Alford Street Warragul VIC 3820 Sold Price \$611,000 Sold Date 17-Mar-20 Distance 0.54km 酉 3 2 🚔 ⇔4

RS = Recent sale UN = Undisclosed Sale

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