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

122 EMBERWOOD ROAD 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	- <u>1000</u>	&	\$625,000			
Median sale price (*Delete house or unit as applicable)								
Median Price	\$656,501	Property type	House	Suburb	Warragul			

31 Oct 2022

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

01 Nov 2021

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		
7 LIMESTONE COURT WARRAGUL VIC 3820	\$637,000	21-Sep-22		
22 TOBRUK STREET WARRAGUL VIC 3820	\$620,000	21-Sep-22		
22 REDLEAF AVENUE WARRAGUL VIC 3820	\$585,000	23-Aug-22		

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: 09 November 2022

Source



Corelogic

consumer.vic.gov.au



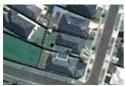
E sales@candappafn.com.au



	7 LIME VIC 38		COURT WARRAGUL	Sold Price	^{RS} \$637,000	Sold Date	21-Sep-22
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22 TOBRUK STREET WARRAGUL VIC 3820	Sold Price	^{RS} \$620,000 Sold Date	21-Sep-22
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į	22 REDLEAF AVENUE WARRAGUL S VIC 3820			Sold Price	\$585,000	Sold Date	23-Aug-22
	酉 4	2 🚔	ç _⊇ 2			Distance	3.95km

RS = Recent sale UN = Undisclosed Sale

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