

STATEMENT OF INFORMATION

26 SILVERWOOD DRIVE, WARRAGUL, VIC 3820

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STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



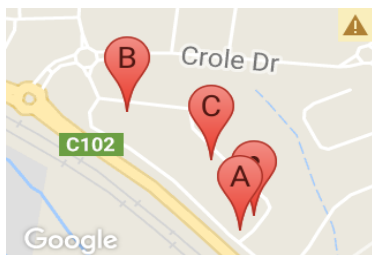
26 SILVERWOOD DRIVE, WARRAGUL, VIC  4  2  2

Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Price Range:

MEDIAN SALE PRICE



WARRAGUL, VIC, 3820

Suburb Median Sale Price (House)

\$420,525

01 October 2017 to 31 March 2018

Provided by: 

COMPARABLE PROPERTIES

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.



30 SILVERWOOD DR, WARRAGUL, VIC 3820

 4  2  2

Sale Price

\$585,000

Sale Date: 12/11/2017

Distance from Property: 34m



6 CEDARWOOD DR, WARRAGUL, VIC 3820

 4  2  2

Sale Price

***\$620,000**

Sale Date: 23/02/2018

Distance from Property: 277m



12 SILVERWOOD DR, WARRAGUL, VIC 3820

 4  2  2

Sale Price

\$635,000

Sale Date: 08/11/2017

Distance from Property: 121m



This report has been compiled on 09/05/2018 by Matthieu Babet. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

26 SILVERWOOD DRIVE, WARRAGUL, VIC 3820

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range:

Median sale price

Median price

\$420,525

House

X

Unit


Suburb

WARRAGUL

Period

01 October 2017 to 31 March 2018

Source



Comparable property sales

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
30 SILVERWOOD DR, WARRAGUL, VIC 3820	\$585,000	12/11/2017
6 CEDARWOOD DR, WARRAGUL, VIC 3820	*\$620,000	23/02/2018
12 SILVERWOOD DR, WARRAGUL, VIC 3820	\$635,000	08/11/2017