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 or locality and postcode

46 Myrtle Crescent, Warragul Vic 3820

Indicative selling price

For the meaning	of this price see	con	sumer.vic.go	ov.au	/underquot	ting		
Range betweer	\$635,000		&		\$655,000			
Median sale pr	rice							
Median price	\$527,500	Pro	operty Type	Hou	se		Suburb	Warragul
Period - From	01/10/2020	to	31/12/2020)	So	urce	REIV	

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.

Ade	dress of comparable property	Price	Date of sale
1	3 Beckham Ct WARRAGUL 3820	\$640,000	14/09/2020
2	2 Manningham Ct WARRAGUL 3820	\$640,000	19/05/2020
3	9 Streeton Dr WARRAGUL 3820	\$635,000	05/12/2020

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:

13/04/2021 12:44



46 Myrtle Crescent, Warragul Vic 3820





Rooms: 6 Property Type: House Land Size: 850 sqm approx Agent Comments Indicative Selling Price \$635,000 - \$655,000 Median House Price December quarter 2020: \$527,500

Comparable Properties



Price: \$640,000 Method: Sale Date: 14/09/2020 Property Type: House (Res) Land Size: 1664 sqm approx Agent Comments

2 Manningham Ct WARRAGUL 3820 (VG)

Agent Comments



Price: \$640,000 Method: Sale Date: 19/05/2020 Property Type: House (Res) Land Size: 741 sqm approx

9 Streeton Dr WARRAGUL 3820 (VG)

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Agent Comments

Price: \$635,000 Method: Sale Date: 05/12/2020 Property Type: House (Res)

Land Size: 629 sqm approx

Account - Biggin & Scott | P: 03 5628 1493

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.