

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 consumer.vic.gov.au/underquoting

Range between \$635,000 & \$655,000

Median sale price

Median price \$527,500 Property Type House Suburb Warragul

Period - From 01/10/2020 to 31/12/2020 Source 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.

	Address 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



4 2 4

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

3 Beckham Ct WARRAGUL 3820 (VG)

Agent Comments

4 - -

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

2 Manningham Ct WARRAGUL 3820 (VG)

Agent Comments

4 - -

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

9 Streeton Dr WARRAGUL 3820 (VG)

Agent Comments

3 - -

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