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

12 TAMAR AVENUE WARRAGUL VIC 3820

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price		or range between	\$770,000	&	\$850,000			
Median sale price								
(*Delete house or unit as applicable)								
Median Price	\$625,000	Property type	House	Suburb	Warragul			

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Perio	d-from	01 Jun 2024	to	31 May 20	025	Source		Corelogic	

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
7 KENDAL AVENUE WARRAGUL VIC 3820	\$807,000	13-Feb-25
7 HILLGROVE CLOSE WARRAGUL VIC 3820	\$840,000	05-Feb-24
11 EVE ROAD WARRAGUL VIC 3820	\$800,000	07-Jan-25

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: 11 June 2025



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Joshua Jarred

P 03 5625 3006

M 040126296

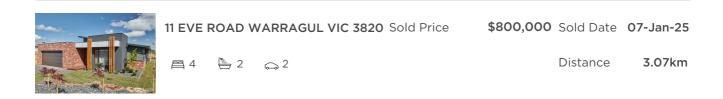
E jjarred@barryplant.com.au



	7 KENDAL AVENUE WARRAGUL VIC 3820			Sold Price	\$807,000	Sold Date	13-Feb-25
- Conto	= 4	2	⇔ ²			Distance	0.45km



7 HILLGROVE CLOSE WARRAGUL VIC 3820		Sold Price	\$840,000	Sold Date	05-Feb-24	
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RS = Recent sale UN = Undisclosed Sale

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