

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

2/109 BURKE STREET 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

\$190,000

&

\$205,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$315,000

Property type

Land

Suburb

Warragul

Period-from

01 May 2024

to

30 Apr 2025

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

34 TWIN RANGES DRIVE WARRAGUL VIC 3820	\$212,000	23-Jul-24
54 SIDING ROAD WARRAGUL VIC 3820	\$230,000	25-Jun-24
56 SIDING ROAD WARRAGUL VIC 3820	\$230,000	25-Jun-24

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: 07 May 2025

Daniel Sheehan

P 03 5623 6466

M 0407 577 447

E daniel.sheehan@obrienrealestate.com.au



**34 TWIN RANGES DRIVE
WARRAGUL VIC 3820**

 -  -  -

Sold Price

\$212,000

Sold Date

23-Jul-24

Distance

2.85km



**54 SIDING ROAD WARRAGUL VIC
3820**

 4  2  2

Sold Price

\$230,000

Sold Date

25-Jun-24

Distance

4.01km



**56 SIDING ROAD WARRAGUL VIC
3820**

 4  2  -

Sold Price

Sold Date

25-Jun-24

Distance

4km

RS = Recent sale

UN = Undisclosed Sale

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