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	68 SILKWOOD DRIVE 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	$345,000	&	$365,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$320,000	Property type	Land	Suburb	Warragul
Period-from	01 Aug 2021	to	31 Jul 2022	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 LANTANA AVENUE WARRAGUL VIC 3820	$380,000	01-May-22
37 EMBERWOOD ROAD WARRAGUL VIC 3820	$220,000	25-Aug-18
23 HART DRIVE WARRAGUL VIC 3820	$360,000	31-May-22

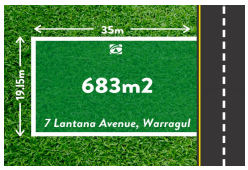
OR

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: 30 August 2022

OBrien Real Estate | CLARK

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7 LANTANA AVENUE WARRAGUL VIC 3820

4 2 2

Sold Price **$380,000** Sold Date **01-May-22**

Distance **0.61km**



37 EMBERWOOD ROAD WARRAGUL VIC 3820

4 2 -

Sold Price **$220,000** Sold Date **25-Aug-18**

Distance **3.64km**



23 HART DRIVE WARRAGUL VIC 3820

1 1 -

Sold Price **$360,000** Sold Date **31-May-22**

Distance **2.95km**

RS = Recent sale **UN** = Undisclosed Sale

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