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	8 CHERRYWOOD PLACE 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	$780,000	&	$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$640,000	Property type	House	Suburb	Warragul
Period-from	01 Oct 2023	to	30 Sep 2024	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
16 MONTROSE STREET WARRAGUL VIC 3820	$815,000	03-Mar-24
85 TWIN RANGES DRIVE WARRAGUL VIC 3820	$765,000	17-Feb-24
16 MONTGOMERY STREET WARRAGUL VIC 3820	$815,000	12-Nov-23

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: 23 October 2024

OBrien Real Estate

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16 MONTROSE STREET WARRAGUL VIC 3820

3 2 3

Sold Price **$815,000** Sold Date **03-Mar-24**

Distance **0.49km**



85 TWIN RANGES DRIVE WARRAGUL VIC 3820

4 2 2

Sold Price **$765,000** Sold Date **17-Feb-24**

Distance **0.38km**



16 MONTGOMERY STREET WARRAGUL VIC 3820

3 2 1

Sold Price **$815,000** Sold Date **12-Nov-23**

Distance **1.07km**

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

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