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: 77 Bowen Street, Warragul Vic 3820

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price: $640,000 - $680,000

Median sale price

Median price: $735,000 | Property type: *House* | Suburb: Warragul

Period - From: 01/01/2023 to: 31/12/2023 | Source: realestate.com.au

Comparable property sales

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 Alford Street, Warragul Vic 3820	$645,000	12/12/2023
45 Charles Street, Warragul Vic 3820	$643,577	07/09/2023
13 Landsborough Street, Warragul Vic 3820	$610,000	09/08/2022

This Statement of Information was prepared on: 05/01/2024