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 STURT 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	$570,000	&	$615,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$647,000	Property type	House	Suburb	Warragul
Period-from	01 Mar 2023	to	29 Feb 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
9 ELIZABETH STREET WARRAGUL VIC 3820	600000	15-Mar-24
13 JANETTE CLOSE WARRAGUL VIC 3820	585000	16-Jan-24
15 BAGOT STREET WARRAGUL VIC 3820	615000	05-Feb-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: 20 March 2024

Harcourts Pakenham

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9 ELIZABETH STREET WARRAGUL VIC 3820

3 1 2

Sold Price RS 600000 UN Sold Date 15-Mar-24

Distance 1.82km



13 JANETTE CLOSE WARRAGUL VIC 3820

3 2 2

Sold Price 585000 Sold Date 16-Jan-24

Distance 1.66km



15 BAGOT STREET WARRAGUL VIC 3820

3 2 2

Sold Price RS 615000 UN Sold Date 05-Feb-24

Distance 0.5km

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

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