

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

174 ALBERT ROAD 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

\$540,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$643,789

Property type

House

Suburb

Warragul

Period-from

01 Feb 2023

to

31 Jan 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

176 ALBERT ROAD WARRAGUL VIC 3820	\$558,850	26-Oct-23
31 RANGEVIEW STREET WARRAGUL VIC 3820	\$575,000	30-Aug-23
11 HADLOW STREET WARRAGUL VIC 3820	\$620,000	21-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: 09 February 2024

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176 ALBERT ROAD WARRAGUL

VIC 3820



3



1



2

Sold Price

\$558,850

Sold Date

26-Oct-23

Distance

0.02km



31 RANGEVIEW STREET

WARRAGUL VIC 3820



4



2



2

Sold Price

\$575,000

Sold Date

30-Aug-23

Distance

0.03km



11 HADLOW STREET WARRAGUL

VIC 3820



3



2



2

Sold Price

^{RS}\$620,000

Sold Date

21-Nov-23

Distance

0.43km

RS = Recent sale

UN = Undisclosed Sale

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