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	14 TAMBO 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	$749,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$630,000	Property type	House	Suburb	Warragul
Period-from	01 Sep 2024	to	31 Aug 2025	Source	Cotality

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
17 FIELDSTONE AVENUE WARRAGUL VIC 3820	$725,000	16-Apr-24
8 HENLEY AVENUE WARRAGUL VIC 3820	$740,000	29-Apr-25
12 SANDSTOCK DRIVE WARRAGUL VIC 3820	$740,000	01-Sep-25

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: 18 September 2025

OBrien Real Estate

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17 FIELDSTONE AVENUE WARRAGUL VIC 3820

4 2 2

Sold Price **$725,000** Sold Date **16-Apr-24**

Distance **0.29km**

8 HENLEY AVENUE WARRAGUL VIC 3820

4 2 2

Sold Price **$740,000** Sold Date **29-Apr-25**

Distance **0.45km**

12 SANDSTOCK DRIVE WARRAGUL VIC 3820

4 2 2

Sold Price RS **$740,000** Sold Date **01-Sep-25**

Distance **0.53km**

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

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