

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

11 HAWKESBURN COURT 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

\$960,000

&

\$1,020,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$643,789

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

216 BOWEN STREET WARRAGUL VIC 3820	1030000	18-Sep-23
14 FRANKLIN AVENUE WARRAGUL VIC 3820	1030000	19-Feb-24
37 BLACKMAN DRIVE WARRAGUL VIC 3820	1040000	06-Oct-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: 04 March 2024



**216 BOWEN STREET WARRAGUL
VIC 3820**

3 2 3

Sold Price

1030000

Sold Date

18-Sep-23

Distance

1.62km

Harcourts



**14 FRANKLIN AVENUE WARRAGUL
VIC 3820**

5 3 4

Sold Price

^{RS}

1030000

Sold Date

19-Feb-24

Distance

1.21km



**37 BLACKMAN DRIVE WARRAGUL
VIC 3820**

4 2 3

Sold Price

1040000

Sold Date

06-Oct-23

Distance

1.59km

RS = Recent sale

UN = Undisclosed Sale

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