

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 12 Newton Avenue, Warragul, VIC 3820

Indicative selling price

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

Price Range

\$699,000

&

\$749,000

Median sale price

Median price

\$660,000

Property Type

House

Suburb

Warragul (3820)

Period - From

01/02/2023

to

28/02/2024

Source

RP Data

Comparable property sales

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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
19 CROMIE DRIVE, WARRAGUL VIC 3820	\$710,000	04/10/2023
10 Archee road Warragul	\$725,000	29/11/2023
10 Paulan crt, Warragul	\$730,000	03/10/2023

This Statement of Information was prepared on: 07/03/2024