

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 PAULAN 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 &

Median sale price

(*Delete house or unit as applicable)

Median Price Property type Suburb
Period-from to Source

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
23 CROMIE DRIVE WARRAGUL VIC 3820	\$720,000	21-Jul-22
19 CROMIE DRIVE WARRAGUL VIC 3820	\$710,000	05-Jun-23
2 LOWE PLACE WARRAGUL VIC 3820	\$750,000	18-May-22

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.~~

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Daniel Sheehan
 P 03 5623 6466
 M 0407 577 447
 E daniel.sheehan@obrienrealestate.com.au



23 CROMIE DRIVE WARRAGUL VIC 3820 Sold Price **\$720,000** Sold Date **21-Jul-22**
 Distance **0.08km**

4 2 2



19 CROMIE DRIVE WARRAGUL VIC 3820 Sold Price ^{RS} **\$710,000** Sold Date **05-Jun-23**
 Distance **0.1km**

4 2 2



2 LOWE PLACE WARRAGUL VIC 3820 Sold Price **\$750,000** Sold Date **18-May-22**
 Distance **0.39km**

4 2 2

RS = Recent sale UN = Undisclosed Sale

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