

## 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

23 WILLOW CRESCENT WARRAGUL VIC 3820

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$640,000

&

\$690,000

### 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

9 SUNNYBROOK AVENUE WARRAGUL VIC 3820	\$667,000	25-Oct-23
18 CULLEN STREET WARRAGUL VIC 3820	\$680,000	18-Oct-23
1 JASMINE COURT WARRAGUL VIC 3820	\$675,000	02-Sep-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.~~

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**9 SUNNYBROOK AVENUE  
 WARRAGUL VIC 3820**

4 2 -

Sold Price **\$667,000** Sold Date **25-Oct-23**

Distance **1.7km**



**18 CULLEN STREET WARRAGUL  
 VIC 3820**

4 2 3

Sold Price **\$680,000** Sold Date **18-Oct-23**

Distance **1.66km**



**1 JASMINE COURT WARRAGUL VIC  
 3820**

4 2 3

Sold Price **\$675,000** Sold Date **02-Sep-23**

Distance **0.18km**



**358 NORMANBY STREET  
 WARRAGUL VIC 3820**

4 2 2

Sold Price <sup>RS</sup> **\$660,000** Sold Date **08-Feb-24**

Distance **1.17km**

RS = Recent sale      UN = Undisclosed Sale

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