

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

3 CULLEN STREET 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

\$715,000

&

\$770,000

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

4 FIR PLACE WARRAGUL VIC 3820	\$761,000	17-Nov-23
7 KURRAJONG ROAD WARRAGUL VIC 3820	\$750,000	13-Oct-23
3 SILKWOOD DRIVE WARRAGUL VIC 3820	\$752,000	29-Jan-24

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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4 FIR PLACE WARRAGUL VIC 3820 Sold Price **\$761,000** Sold Date **17-Nov-23**
 Distance **1.62km**
 4 beds 2 bathrooms 2 cars



7 KURRAJONG ROAD WARRAGUL VIC 3820 Sold Price **\$750,000** Sold Date **13-Oct-23**
 Distance **3.14km**
 4 beds 2 bathrooms 2 cars



3 SILKWOOD DRIVE WARRAGUL VIC 3820 Sold Price ^{RS} **\$752,000** ^{UN} Sold Date **29-Jan-24**
 Distance **3.45km**
 4 beds 2 bathrooms 2 cars

RS = Recent sale UN = Undisclosed Sale

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