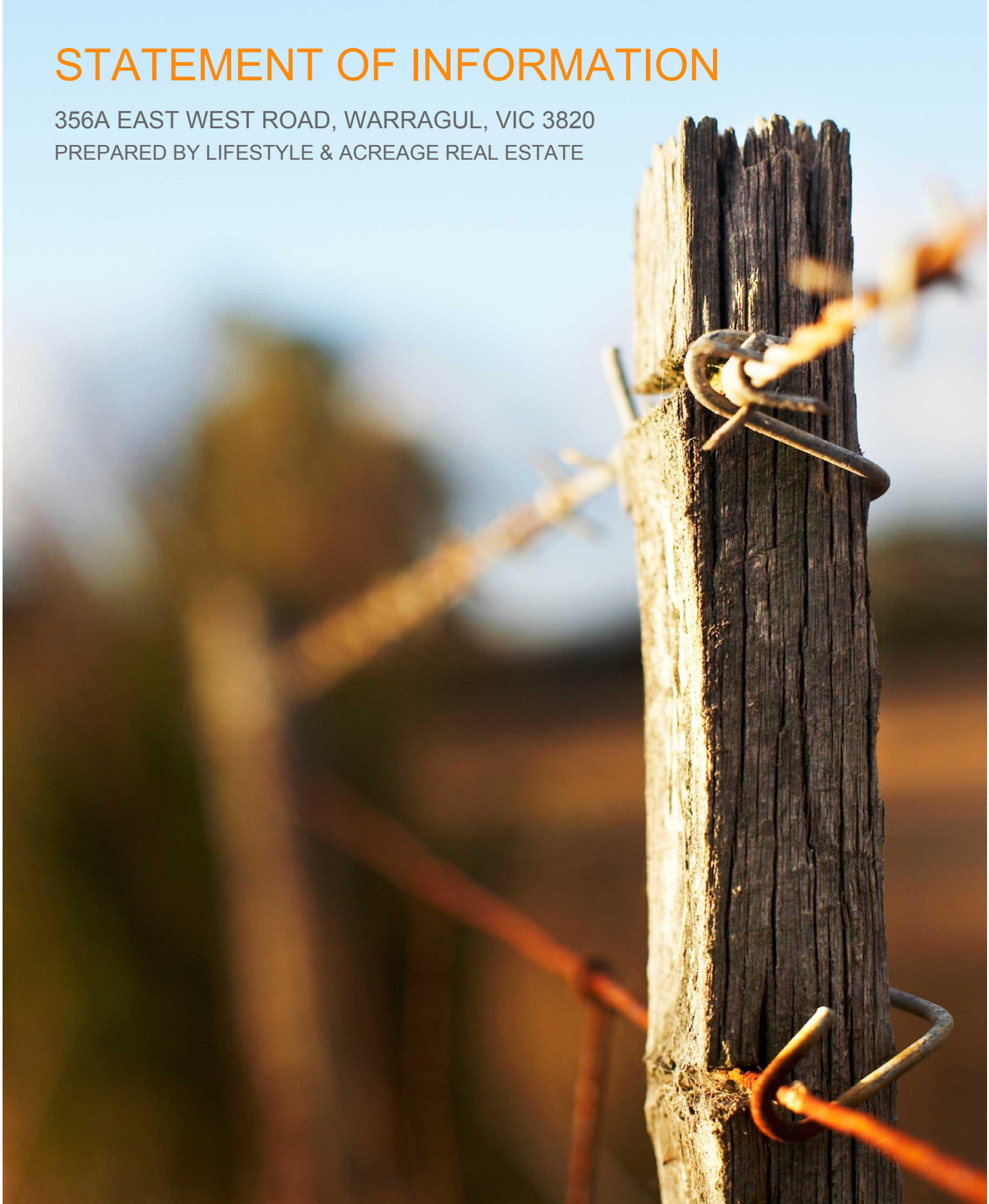


STATEMENT OF INFORMATION

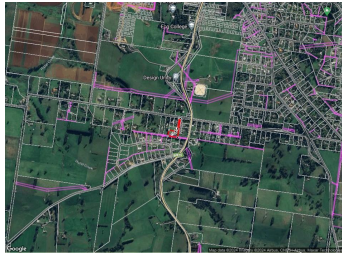
356A EAST WEST ROAD, WARRAGUL, VIC 3820

PREPARED BY LIFESTYLE & ACREAGE REAL ESTATE



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



356A EAST WEST ROAD, WARRAGUL, VIC  3  2  2

Indicative Selling Price

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

Price Range: **\$1,400,000 to \$1,500,000**

MEDIAN SALE PRICE



WARRAGUL, VIC, 3820

Suburb Median Sale Price (House)

\$652,500

01 October 2023 to 31 March 2024

Provided by:  pricefinder

COMPARABLE PROPERTIES

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.



470 EAST WEST RD, WARRAGUL, VIC 3820  4  2  4

Sale Price

Price Withheld

Sale Date: 21/03/2024

Distance from Property: 1.2km



350 EAST WEST RD, WARRAGUL, VIC 3820  4  2  4

Sale Price

\$1,450,000

Sale Date: 06/08/2023

Distance from Property: 54m



This report has been compiled on 19/06/2024 by Lifestyle & Acreage Real Estate. Property Data Solutions Pty Ltd 2024 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a **single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

356A EAST WEST ROAD, WARRAGUL, VIC 3820

Indicative selling price

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

Price Range:

\$1,400,000 to \$1,500,000

Median sale price

Median price

\$652,500

Property type

House

Suburb

WARRAGUL

Period

01 October 2023 to 31 March 2024

Source

pricfinder

Comparable property sales

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.

Address of comparable property

Price

Date of sale

470 EAST WEST RD, WARRAGUL, VIC 3820	Price Withheld	21/03/2024
350 EAST WEST RD, WARRAGUL, VIC 3820	\$1,450,000	06/08/2023

This Statement of Information was prepared on:

19/06/2024