

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

38 PEPPERCORN CRESCENT 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

\$1,100,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$633,750

Property type

Houses

Suburb

Warragul

Period-from

01 Sep 2022

to

31 Aug 2023

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

3 HUNTINGFIELD COURT WARRAGUL VIC 3820	1000000	11-Apr-23
87 SMITH STREET WARRAGUL VIC 3820	1100000	02-Aug-23
222 BOWEN STREET WARRAGUL VIC 3820	1085000	06-Jun-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.~~

This Statement of Information was prepared on: 18 September 2023

**3 HUNTINGFIELD COURT
WARRAGUL VIC 3820**

5 2 2

Sold Price **1000000** Sold Date **11-Apr-23**Distance **1.77km****87 SMITH STREET WARRAGUL VIC
3820**

5 2 3

Sold Price ^{RS} **1100000** ^{UN} Sold Date **02-Aug-23**Distance **1.93km****222 BOWEN STREET WARRAGUL
VIC 3820**

4 2 2

Sold Price ^{RS} **1085000** Sold Date **06-Jun-23**Distance **0.04km****RS** = Recent sale **UN** = Undisclosed Sale

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