

## 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

4 GEMSTONE COURT 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

\$630,000

&

\$660,000

### 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

12 HEATHLAND AVENUE WARRAGUL VIC 3820	\$630,000	21-Sep-23
9 KENDAL AVENUE WARRAGUL VIC 3820	\$628,000	06-Oct-23
73 CROLE DRIVE WARRAGUL VIC 3820	\$635,000	17-Oct-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: 15 February 2024

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**12 HEATHLAND AVENUE  
 WARRAGUL VIC 3820**

4 2 2

Sold Price **\$630,000** Sold Date **21-Sep-23**

Distance **0.34km**



**9 KENDAL AVENUE WARRAGUL  
 VIC 3820**

3 2 2

Sold Price **\$628,000** Sold Date **06-Oct-23**

Distance **0.96km**



**73 CROLE DRIVE WARRAGUL VIC  
 3820**

4 2 2

Sold Price **\$635,000** Sold Date **17-Oct-23**

Distance **0.81km**

RS = Recent sale      UN = Undisclosed Sale

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