

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 5 Nobel Street, Warragul Vic 3820

Indicative selling price

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

\$650,000 - \$680,000

Median sale price

Median price \$600,000

Property type House

Suburb Warragul

Period - From 01/03/2023

to

29/02/2024

Source Realestate.com

Comparable property sales

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 |
|--|-----------|-----------------------------------|
| 80 Clifford Street, Warragul, Vic 3820 | \$725,000 | Sold on 28 Aug 2023 |
| 12 Grevillea Court, Warragul VIC 3820 | \$650,000 | Sold by private treaty 9 Feb 2023 |
| 5 Holmfield Court, Warragul, Vic 3820 | \$662,000 | Sold on 28 Aug 2023 |

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: 07/03/2024