

## 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

63 MYRTLE CRESCENT 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

\$1,150,000

&

\$1,200,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$633,750

Property type

House

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

87 SMITH STREET WARRAGUL VIC 3820	1100000	02-Aug-23
2 BALMORAL STREET WARRAGUL VIC 3820	1220000	27-Apr-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

**87 SMITH STREET WARRAGUL VIC 3820**

5 2 3

Sold Price

<sup>RS</sup> **1100000** <sup>UN</sup>Sold Date **02-Aug-23**Distance **1.75km****2 BALMORAL STREET WARRAGUL VIC 3820**

4 1 2

Sold Price

**1220000**Sold Date **27-Apr-23**Distance **1.18km****222 BOWEN STREET WARRAGUL VIC 3820**

4 2 2

Sold Price

<sup>RS</sup> **1085000**Sold Date **06-Jun-23**Distance **0.2km****RS** = Recent sale**UN** = Undisclosed Sale

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